

February 1, 2022
Regular Session
Bonifay, Florida

The Holmes County Board of Commissioners met for a Regular Session on the above date with the following members present: Commissioners Clint Erickson, Phillip Music, Jeff Good, Brandon Newsom and Commissioner Earl Stafford, Chairman of the Board.

Nathan Nolan, County Attorney, was present and David Corbin, Project Director, appeared via telephone.

Leigh Ann Ennis, Deputy Clerk, was present and kept the minutes.

Chairman Stafford called the meeting to order at 6:00 p.m. Commissioner Music led the prayer and pledge.

The first agenda item was Agenda Additions and Deletions. The following items were deleted:

- County Coordinator Ingles Road
- County Attorney Lake Cassidy
- County Attorney MA Hodges Road

Commissioner Music offered the motion to accept the amended agenda. Commissioner Newsom offered the second and the motion passed unanimously.

Commissioner Music offered the motion to adopt the minutes from the January 18, 2022, Regular Session. Commissioner Good offered the second and the motion passed unanimously.

Susan Curby, Friends of Dogwood Lakes, discussed the Hearts Afire Event on February 10, 2022 honoring the Holmes County Volunteer Firefighters at Grace Church, 497 St. Johns Road, Bonifay. Ms. Curby explained that the Friends of Dogwood Lakes raised funds for the eight volunteer departments in the County and will present the departments with the funds as well as feed the firefighters a steak dinner. The event is also open to the public for the cost of \$10.00.

(Invitation/Flyer)

Jaden Broadway, Broadway Garden, presented a Legacy Gardens proposal. Ms. Broadway gave a brief history of private and public food producing gardens and then explained how the concept could be applied today. Ms. Broadway's proposal included two Legacy Gardens for the County at a cost of \$15,000.00 each and could produce seasonal fruits and vegetables for up to 50 years. The Board encouraged Ms. Broadway to contact Kalyn Waters, County Extension Agent, as gardening and gardening education may fall under Agriculture Education and possibly 4-H programs.

(Proposal)

Mike Alvis, Performance Realty, presented the Board with recommendations for maximizing profit on the sale of the Deacon Road property, including a recommended lot layout sketch of approximate lot sizes and estimated values. Recommendations included:

- Division of the single parcel into nine lots
- Placing the “land project” into the Multiple List System (MLS) to maximize exposure
- Providing a Buyer’s Agent Commission of 2.0% as incentive for Agents to bring buyers
- Posting a sign with lot layout at the southernmost end of the property
- Assisting with State Statute compliant advertising of the property
- A 3.0% commission to be paid by the seller as each individual lot is closed

Discussion focused on the following:

- Offering the land as commercial versus residential property
- Benefits of dividing the property or offering it as one parcel
- Putting the property out for bid now or waiting
- The Board has the right to refuse any bids deemed unacceptable

Commissioner Erickson offered a motion to sell the Deacon Road property as one parcel and if the property has not sold in six months, then the land will be divided and offer it for sale again. The motion died as no second was offered.

Commissioner Good offered a motion to not offer the Deacon Road property for sale at this time but wait for one year and revisit the subject. Commissioner Music offered the second. Commissioners Good and Music voted “yes”, and Commissioners Erickson, Newsom and Stafford voted “no”. The motion did not pass.

Commissioner Newsom offered a motion to proceed with the sale of the single parcel Deacon Road property- as is, where is- via sealed bid as State Statute mandates. Commissioner Erickson offered the second and the vote is as follows: Commissioners Erickson, Newsom and Stafford voted “yes” while Commissioners Good and Music voted “no”. The motion passed.

Susan Curby, Friends of Dogwood Lakes, discussed the water level in the large lake. John Feeney, Alday-Howell Engineering, and Cliff Knauer, Dewberry Engineering participated in the discussion by presenting new and old modeling concepts, respectively.

- Alday-Howell Engineering will create models using the small lake as an additional outfall for the large lake
- Dewberry Engineering considered the drainage basins of both lakes but did not survey the outfall the small lake and used DEP data deemed reliable

- Cleaning the canal between the two lakes may assist with water flow between the big lake and the small lake, however the canal is owned by the golf course and would require an easement for any party other than the owner to clean the canal
- DEP study stated that the outfall elevation and the standpipe elevation of both lakes is the same
- DEP models used a spillway elevation of 99'5" and in a 100-year storm event the dam did not hold
- Dewberry used a 100'5" spillway elevation for a 100-year storm event model and the dam does hold
- Changes in the requirements of a 100-year storm event as set forth by DEP, which changed after the original permitting and construction and the permitting for the reconstruction, may have significantly contributed to the lake's decreased elevation

The Board agreed by consensus for the attorney to determine if an easement could be obtained allowing the County to clean the canal between the lakes before any more funds are spent on engineering services.

(Survey, Emergency Action Plan, Letter of Intent)

Austin Mount, Emerald Coast Regional Council, requested that David Corbin, Project Director, be appointed to the Technical Committee at Emerald Coast Regional Council, along with a Holmes County citizen. The Board tabled the matter until the next regular session.

(Power Point)

Austin Mount, Emerald Coast Regional Council, presented an interlocal agreement between the County, Emerald Coast Regional Council and the other member counties participating in the Transportation Planning Organization. The Board tabled the matter to allow the County Attorney to look over the document.

(Agreement)

First Baptist Church Ball Fields agenda item was tabled until a representative from the Baptist Church could be in attendance.

David Corbin, Project Director, presented three quotes for an icemaker for the District 5 shop. Commissioner Erickson offered the motion to use funds from Road Department Contingencies to purchase icemakers from Gulf Ice Systems in the amount of \$3,551.67 each for District 5 and District 4 if the icemaker at the District 4 shop cannot be repaired. Commissioner Newsom offered the second and the motion passed unanimously.

(Quotes)

Commissioner Erickson offered the motion to waive the Project Director's signature on the bills as Mr. Corbin is out sick. Commissioner Newsom offered the second and the motion passed unanimously.

Katie Taff, Liberty Partners, discussed RFP 2021-07, renovations to the Ag Center Building. Ms. Taff explained that no bids were submitted for the project, and she requested direction from the Board. Commissioner Erickson offered a motion to rebid the project. Commissioner Newsom offered the second and the motion passed unanimously.

Katie Taff, Liberty Partners presented an updated ARPA project list with an updated "Status" column. Ms. Taff explained she will have a new RFP soon and once completed it will combine the Emergency Management Services and Holmes County Sheriff's Office requests relabeled as Public Safety Facility.

(ARPA List)

Ethan Merchant, Liberty Partners, provided an update on the Legislative session. Mr. Merchant discussed the following:

- The Session is in week four with approximately five weeks left
- State revenue estimates are higher than expected
- The application request for the Holmes County Government Efficiency Center, which became House Bill 3929, passed in the House Infrastructure and Tourism Appropriations Sub-committee and is on its way to the full Appropriation Committee
- Sewer and Sanitation Bills, which have been of special interest to the Board, have been active in the Senate but not in the House

Cliff Knauer, Dewberry Engineering, discussed the following:

- Copies of the Deacon Road property survey and title work have been given to Mike Alvis
- There is a barn that extends five feet over the property line on the north side of the Deacon Road property
- Community meeting for Bonifay Gritney Road, Phase 2 is planned for Thursday, February 24, 2022
- Many signatures are still needed for Bonifay Gritney, Phase 2
- DEP has begun to issue permits for Bonifay Chipley Road, three have arrived so far
- Concerns were expressed over increased construction costs while waiting on permits for the Bonifay Chipley Road project and if grant funds will cover costs

- Ammons Road survey field work is complete and is being drafted now

Vance Coley, Melvin Engineering, discussed a funding request by the town of Ponce DeLeon (PDL) for design for a wastewater extension north along Hwy 81 to reach Vortex Spring. Mr. Coley explained that PDL would request design funds and the County could request construction funds from the Springs Protection Grants, administered by DEP and Water Management District. Mr. Coley emphasized the following:

- The County would be a grant vehicle only and PDL would take responsibility for the project and explicit wording will state such
- Melvin Engineering will write the grant application at no charge
- The County is not required to accept the grant once awarded

Commissioner Newsom offered a motion allowing Melvin Engineering to proceed with the grant application process for construction funds for the PDL Wastewater Extension project. Commissioner Music offered the second and the motion passed unanimously.

County Attorney, Nate Nolan, deferred to Commissioner Erickson who discussed the parcel of land that has been used as a public boat ramp at Dogwood Lakes. Commissioner Erickson emphasized that if the land sells there will be no public access to the Lake. He explained that the County owns a small piece of property at Dogwood Lakes, measuring 60 feet by 208 feet, but the property lines are situated too close to existing dwellings to use as an alternate location for a boat ramp. He further explained that the property owners bordering the County's property were in attendance and had expressed interest in purchasing the property. Commissioner Erickson offered a motion to offer the 60 by 208 feet property for sale via sealed bid. Commissioner Newsom offered the second and the motion passed unanimously.

Commissioner Erickson discussed continuing to pursue the purchase of the existing boat ramp property. He went on to explain that perhaps the new owner of boat ramp lot would entertain an offer for the boat ramp portion of the property only. Commissioner Erickson offered a motion to offer the \$12,000.00 budgeted for boat ramp property purchase as well as to pay closing costs on the boat ramp portion of the property. Commissioner Newsom offered the second and the motion passed unanimously.

Chairman Stafford discussed the need to appoint new members to the Canvassing Board. He went on to explain that he and Commissioner Newsom are the current Canvassing Board members but that both are running for reelection this year and cannot serve on the Canvassing Board. Commissioner Erickson offered a motion nominating Commissioner Good as the member and Commissioner Music as the alternate on the Canvassing Board. Commissioner Music offered the second and the motion passed unanimously.


Chairman Stafford read a letter of support for Miss Holmes County to compete at the National Peanut Festival. Commissioner Erickson offered a motion granting the Chairman

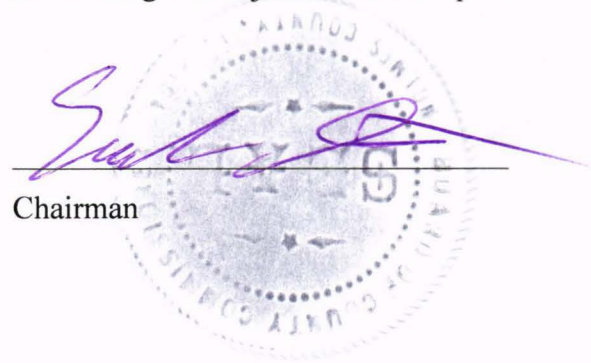
permission to sign the letter. Commissioner Good offered the second and the motion passed unanimously.

There being no further business at this time, the meeting was adjourned at 5:30 p.m.


Clerk

The seal of Holmes County, Georgia, is circular with a double-line border. The outer ring contains the text "HOLMES COUNTY GEORGIA" at the top and "1822" at the bottom. The inner ring contains "SEAL" in the center.


Chairman

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