

August 16, 2022
Workshop
Bonifay, Florida

The Holmes County Board of Commissioners met for a Workshop 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.

David Corbin, Project Director, was present.

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

Chairman Stafford called the meeting to order at 8:10 a.m. David Corbin, Project Director, led the prayer and pledge.

Cliff Knauer, Dewberry Engineering, presented two design options for the George Gainer Governmental Complex. Mr. Knauer discussed Option 1 (Plan A):

- The 100' x 250' Agricultural Complex would be at the south end of the property
- The Ag Complex would have about 5000 square feet of office and storage space
- The Ag Center will cost between \$125 per square foot for open area and \$250 per square foot for closed in office and storage space
- There would be approximately 200 parking spaces
- A storm water run off pond would be located where the Farmer's Market building is now
- The storm water pond is located where the water wants to naturally go to that northwest corner of that property
- The Sheriff's Department would refurbish the "Old Ag Center" for approximately \$750,000
- The EMS building would increase in size to 10,000 square feet and could cost as much as \$250 per square foot
- Geotechnical testing needs done to determine the quality of the base of the parking lot
- The parking lot will cost approximately one million dollars to resurface if the parking lot base is adequate
- A possible disadvantage to this design is that the Ag Center is not visible from the road as it is located at the back of the property
- The proposed size of the Ag Center will not fit within the planned budget for the total project
- Proposed down-grades to lower the cost of the total project would include a smaller than 30,000 square foot Ag Center, decrease the amount of improvements to the parking lot, and a smaller EMS building
- As presented, Option A would cost approximately \$8,000,000.00

Jennifer Green, Liberty Partners, presented the final appraisal amount for the "Old Ag Center" and the property that is currently owned by the State. Ms. Green stated that the appraisal came in at \$133,000, but no purchase contract has been presented yet.

Jennifer Green, Liberty Partners, discussed the stipulations to the Appropriations funds. Discussion included:

- The property must be purchased first
- The Ag Center and Extension offices must be built second

- The Sheriff's Offices and EMS facility are final and are approved as a joint facility
- Department of Economic Opportunity (DEO) has approved the "Old Ag Center" to be renovated as part of this project
- Site work, such as a parking improvement, is not covered under the Appropriations
- Other sources of funding are being pursued for site improvements

Cliff Knauer, Dewberry Engineering, discussed "Plan B". Discussion included:

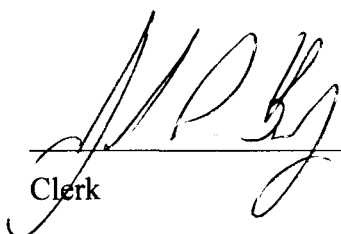
- Plan B is similar to Plan A except there are multiple storm water ponds
- The Ag Center is larger than in Plan A and located at the front of the property
- The EMS building could be added on the west side of the "Old Ag Center"
- If the EMS building was demolished that area could be a storm water pond
- Geotechnical testing of the parking lot is needed
- Determining the size the new Ag Center actually needs to be is a necessary step
- The parking lot is designed with landscaped improvements that may not be necessary
- Grass parking may be an option rather than a repaved parking lot
- The traffic flow in the area to the Emergency Management building increases significantly during a storm event
- Rural Infrastructure funding could be applied for to approve the parking lot
- The parking lot can be left "as is" but it may cause problems in the future


Kalyn Waters, Extension Director, discussed the following:

- A portion of the Ag Center must be closed in for the community to hold events there
- The scale located by the Farmer's Market Building must remain as it used daily by the community
- Green space close to the Ag Center is necessary for hosting events that are held outdoors.

The Board agreed by consensus that the Ag Center Committee needs to determine the essential needs and the best options for the new building and return to the Board with their recommendations.

Having no further business at this time the meeting was adjourned at 8:57 a.m.


Clerk


Chairman