

January 23, 2023
Special Session
Bonifay, Florida

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

Nate Nolin, County Attorney, and David Corbin, Project Director, were present.

Angie Purvee, Finance Director, was present and kept the minutes.

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

The first agenda item was Agenda Additions and Deletions. The following changes were made to the agenda:

- Commissioner Item A) Board Appointment – deleted

Joe Rone, Development Commission, read the Development Commission's statement regarding the proposed development moratorium being considered by the Board stating that the Development Commission Board is unanimously opposed to the moratorium fearing that the action is negative to potential growth in the County.

Acting Chairman Newsom opened up the matter of the small box store moratorium for discussion. The following items were part of the discussion:

- Board's reversal of moratorium actions approved at the January 17th Regular Session
- Proposed moratorium's effect on property value
- Property sold in Prosperity to be the site of a Dollar General
- Ponce de Leon (PDL) falls under the County's comp plan
- Letter to developer regarding water and sewer to proposed dollar store site
- Florida Statutes regarding property rights and legal ramifications of moratorium
- PDL Town Council approved dollar store's business license
- Whether majority of PDL residents are opposed or in favor of the dollar store
- Retired City Attorney for PDL warned council about violating property owners' rights
- Sunshine Law in relation to the Commissioners attending the PDL Town meetings
- Effect of development on existing small businesses
- Effect of moratorium on development within the County
- County Attorney Nolin represented developer's LLC briefly
- Lot split application initially denied after property sold and deed recorded

The following citizens discussed this matter:

- Laura Johnson, PDL Resident
- Angela Dockery, PDL Property Owner
- Shane Busby, PDL Mayor
- Sheena Guettler, PDL Resident
- George Robertson, PDL Town Council Member

- Wayne Mayo, Owner of Wayne's Grocery
- Trey Pearman, Dollar Store Developer

County Attorney Nolin clarified that no conflict existed in his representation of the PDL Properties LLC because it transpired before the purchase, and he disclosed the potential conflict to all the Commissioners. Attorney Nolin also recommended that imposing the moratorium will open the County up to a potential lawsuit. Commissioner Good offered a motion to cancel the moratorium public hearing scheduled for February 9th with Commissioner Erickson offering a second. Commissioners Erickson, Good and Newsom voted yes with Commissioner Music voting no. The motion passed.

John Feeney, Contracted Planner, announced that the development order for the PDL dollar store had been received Friday and that it will be presented to the Planning Commission for approval. If approved, the development order will be presented to the Board at one of the February meetings for approval. Further discussion included the current work on updating the County's comp plan.


Acting Chairman Newsom presented a letter of support for Miss Holmes County to compete at the National Peanut Festival. Commissioner Erickson offered a motion for Project Director David Corbin to sign the letter. Commissioner Music offered a second and the motion passed unanimously.

(Letter)

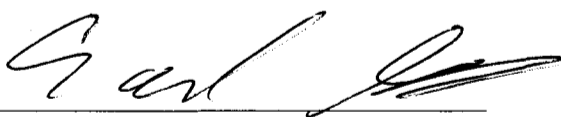
Acting Chairman Newsom presented the State of Florida Department of Transportation Supplemental Agreement for the CR 181C SCOP project granting the request for additional funding. Discussion included the efforts made by Project Director David Corbin and staff to secure the additional funding. Commissioner Erickson offered a motion for Project Director Corbin to sign the Supplemental Agreement with Commissioner Music offering a second. The motion passed unanimously.

(Agreement)

There being no further business at this time, the meeting was adjourned at 9:18 a.m.



Clerk



Chairman