

March 21, 2023  
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.

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

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

Chairman Stafford called the meeting to order at 9:00 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) Road Easements – added
- County Attorney Item C) Shade Meeting – deleted
- County Attorney Item D) M. A. Hodges Road - added
- County Attorney Item E) Prosperity Park – added
- County Attorney Item B) Dogwood Lakes Curfew - deleted

Commissioner Music offered the motion to accept the amended agenda with Commissioner Newsom offering the second. The motion passed unanimously.

Commissioner Music offered a motion to adopt the minutes from the March 7, 2023 Regular Session. Commissioner Newsom offered the second and the motion passed unanimously.

Dr. Huy Nguyen, Doctors Memorial Hospital CEO, discussed the benefits of the Omnicell medication dispensing system that was purchased for the hospital using the Board's ARPA funds. Heather Clark-Sellers, Holmes County resident, read a letter concerning the hospital's life-saving efforts for her granddaughter. The following hospital employees also added their appreciation of the Board's purchase for the hospital:

- Joann Baker, Chief Administrator Officer
- Jennie Goodman, Board of Trustees

The Board reciprocated the appreciation by discussing the good work done by the hospital.

(Letter)

Corey Walsh, Holmes County Pee Wee Football Association, presented a \$1,000 donation to the Holmes County Library and expressed his gratitude that the Library provides another recreational option for the local youth.

David Corbin, Project Director, advised that the County needs to purchase another tractor for the Road Department. Andy Tharp, Road Department Shop Foreman, discussed the current disrepair of the County's tractors, the potential repair costs, and the need to hire employees who know how to correctly run the equipment. He reviewed quotes for a 100-horsepower tractor with costs ranging from \$60,000 to \$69,000 which falls within the County's requirement for competitive procurement. The Board discussed purchasing the equipment through

vendors under State contract, funding sources, selling current equipment and the additional need for a front-end loader. Commissioner Erickson offered a motion for Mr. Corbin to obtain proposals for financing two tractors and one front-end loader for next fiscal year. Commissioner Music offered a second and the motion passed unanimously.

Tim Parson, Liberty Partners, presented a recap of the Board's involvement in the Florida Association of Counties' Legislative Days and discussed current legislative actions.

Tim Parson, Liberty Partners, updated the Board on the Government Efficiency Center (GEC) and discussed the renovation of the old Ag Center into the new Sheriff's office. He advised that the services of an engineer would be required for the new Ag Center. Cliff Knauer, Dewberry Engineers, presented the Ag Center Committee's recommendation for a 15,000 square foot metal building to house the new Ag Center. He advised that Dewberry's proposal for the project is 7% of the amount awarded for the new Ag Center building and will include all building engineering and site work. Discussion of this matter included:

- Bids package could contain the base bid for the building and interior with alternate bids for finishing the arena area
- Projected estimate on how far funds will finish building
- Permits needed for the project
- Site work and location of new Ag Center
- Condition of current parking lot
- Deadline to complete the project
- Survey of property will help in developing plans for the best use of the appropriated funds
- Engineer's inspection fees will be determined later

Commissioner Newsom offered a motion to hire Dewberry Engineers for the design and permitting of the Government Efficiency Center at the proposed 7% of the building costs with the inspection fees removed from the proposal. Commissioner Erickson offered a second and the motion passed unanimously. Mr. Knauer advised that, upon completion of a survey, he will develop a conceptual site plan of the GEC for the Board to review.

(Agreement)

Cliff Knauer, Dewberry Engineers, advised that he will return with a proposal to design, permit and handle the inspection services for the FEMA #4564 Ammons Road culvert repair.

Cliff Knauer, Dewberry Engineers, stated that all the property owners on the Bonifay Chipley Road have signed releases except Dr. James Craven. Dr. Craven has requested that a reverter clause be included in his property release, and he wants the new fence installed before the old fence is torn down. Discussion included that fence is not an allowable use for the DOT grant funds and that requesting more grant funds may be necessary to complete the paving project. Commissioner Erickson offered a motion approving Dr. Craven's two requests and tasked County Attorney Nate Nolin with preparing the documentation. Commissioner Music offered a second and the motion passed unanimously.



Commissioner Erickson discussed the amount of tax dollar money that has gone into Bonifay Gritney Road Phase 2 that DOT will not reimburse and the slow progress of the project. Jon Sims, Dewberry Engineers, advised that while obtaining the sign easements on the front end is optimal, it is very hard to do so without spending money on the project. The discussion also included the numerous redesigns done on the Bonifay Gritney Road Phase 2 project to accommodate the property owners.

Commissioner Erickson presented an aerial plat of Little John Lane showing multiple lots owned by various owners past the end of the lane. Commissioner Erickson advised that one of the property owners is building a new home on one of the parcels using a trail to access the property and that the Board needs to mark the roadway. County Attorney Nate Nolin recommended having the road surveyed and staked to determine the County's responsibility. Cliff Knauer, Dewberry Engineers, advised that the County's right of way is marked on the plat, but that a survey must be completed to establish the boundaries of the roadway. Commissioner Erickson offered a motion to have Dewberry Engineers survey and stake the road at the end of Little John Lane for \$6,100 using Road Department Contingencies. Commissioner Newsom offered a second. Commissioners Erickson, Good, Music and Newsom voted yes with Commissioner Stafford voting no. The motion passed.

(Aerial Plat & Contract)

Tim Parson, Liberty Partners, requested that the Board ratify the Memorandum of Understanding (MOU) between the County and Doctors Memorial Hospital for the ARPA funds to pay the Omnicell invoices since the MOU has now been signed by all parties. Commissioner Newsom offered a motion to ratify the MOU with Commissioner Music offering a second. The motion passed unanimously.

(MOU)

Jon Sims, Dewberry Engineers, advised that he is expecting the remainder of the property releases for the Bonifay Gritney Road Phase 2 project to be signed by next week.

Nate Nolin, County Attorney, presented the Agreement for Services with Wheeler Emergency Management Consulting, LLC for the County's debris removal service. Mr. Nolin advised that Wheeler was awarded the contract in December 2022 and that a signed agreement is now needed. Commissioner Good offered a motion for the Chairman to sign the agreement with Commissioner Music offering a second. The motion passed unanimously.

(Agreement)

Nate Nolin, County Attorney, advised that the Smith family on M. A. Hodges Road has filed a quiet title suit against the County. He advised that the suit arises out of whether an unnamed dirt road off of M. A. Hodges Road is a County maintained road. Discussion of this matter included the following:

- Jerry Dixon, an adjacent property owner, claims the road is County maintained
- A second count in the lawsuit is suing for slander due to the County laying claim and having the Smiths remove a fence across the road
- The slander count is requesting monetary damages

- The County is on a timeline to file a response to the lawsuit
- The County maintenance history on the road
- The Board previously denied the Smiths' application to close the road
- The County claiming ownership of the road when it does not own the road creates a cloud on the title
- Surveying the road to determine ownership
- Smith family has offered to make another roadway available to the County
- Spending taxpayer money when there is already an existing road
- County abandoning the road may landlock some property owners
- County abandoning the road if the Smiths will the grant the Dixons access to their property at no cost to the County
- If the road is owned by the County, must answer as to why the road has not been maintained
- Prescriptive easement to the road as defined in Florida Statute 95.361

Attorney Nolin will research the prescriptive easement and meet with property owner Jerry Dixon. He will return to the Board with a recommendation upon conclusion of his meeting.

(Aerial Plat)

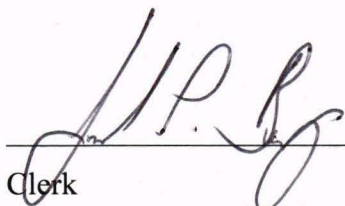
Commissioner Newsom advised that property owner, Kevin Shull, is maintaining that Prosperity Park is on approximately four acres of his land. Mr. Shull has offered to sale the property to the County for \$60,000 and he requested that the County pay for the survey. Discussion included the new Dollar General being built close to park and assigning value for the County's use of Mr. Shull's property. Commissioner Erickson offered a motion to have Dewberry Engineer survey Prosperity Park before determining what action is needed. The County will pay up to \$8,000 for the survey from Board Contingencies. Commissioner Good offered a second and the motion passed unanimously.


(Aerial of Prosperity Park)  
(Contract)

David Corbin, Project Director, advised that a property owner on Corinth Road wants the County to start maintaining the road once again. However, another property owner on the road does not want the County to start road maintenance. Discussion included that the County may have lost its prescriptive easement to the property because it has not been maintained for more than 20 years and a portion of the road is on private property. County Attorney Nate Nolin will research the matter and return a recommendation to the Board.

(Aerial of Corinth Road)

There being no further business at this time, the meeting was adjourned at 11:19 a.m.

  
Clerk

  
Chairman