

August 6, 2024
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, Earl Stafford, Brandon Newsom, Phillip Music and Commissioner Jeff Good, 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 Good called the meeting to order at 6:00 p.m. David Corbin, Project Director, led the prayer and pledge.

The first agenda item was Agenda Additions and Deletions. The following item was deleted from the agenda:

- Agenda item G) Revision of Holmes County CDBG Housing Assistance Plan

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

Commissioner Stafford offered a motion to adopt the minutes from the July 16, 2024 Regular Session. Commissioner Erickson offered a second and the motion passed unanimously.

Sierra Smith, City of Bonifay, expressed appreciation for support of the City's decision to create a full-time Fire Rescue position. She also discussed the benefits of the continued collaboration between the City and the County.

Chairman Good opened the first public hearing for proposed Ordinance 24-03 continuing the Indigent Care Surtax collected to service the indebtedness of Doctors Memorial Hospital. Nate Nolin, County Attorney, read the proposed ordinance onto the record. Chairman Good closed the public hearing with no comments from the public. The Board agreed by consensus to move forward with the second public hearing.

(Proposed Ordinance 24-03)

Heather Shelby, Dogwood Lake Golf Course, urged the Board to purchase the Dogwood Lakes boat ramp from Don Smith. Discussion of this matter included the following:

- Dam repair history and permanent effect on lake level
- Water level is affected by both the big and small lakes
- Board's options to sell the lake on the courthouse steps, deeding the lake to the property owners or accepting sealed bids
- County must own the boat ramp with no reverter clause to qualify for grants
- County's history with Dogwood Lakes and the boat ramp
- Grants available to improve the lake

- Entering into an agreement with the Development Commission or an educational program for assistance with purchasing the boat ramp
- The design by Alday-Howell to temporarily repair dam #2 on the small lake by drawing down the water level in case of failure will be a permanent improvement but is only one step in the process to permanently repair the dam
- Cost of the temporary repair and the cost of purchasing the boat ramp could be used as matching funds for a grant
- Water level of the big lake will only be raised by modifying the existing structure and the dam on the small lake must be repaired first
- Permitting required to repair the big and small lakes
- Benefit of repairing Dogwood Lakes to all taxpayers in the County

The following citizens discussed this matter:

- Ann Rodgers, Sherwood Drive resident
- Tim Parson, Liberty Partners
- Jim King
- Lee Moss
- James Sowinski, Liberty Partners
- Angela Dockery
- John Feeney, Alday Howell
- Lonzo Hornsby

Commissioner Newsom offered a motion to rescind the motion to table this matter until the 2024-2025 budget can be reviewed and to purchase the boat ramp from Don Smith for \$50,000 plus appraisal fees using the funds to be received from the Development Commission for reimbursement of the Project Gateway loan interest payments. Commissioner Music offered a second. After much discussion, Commissioner Newsom called for an immediate vote. Commissioners Newsom and Music voted yes with Commissioners Stafford and Good voting no. Commissioner Erickson abstained from voting. The motion failed.

(Abstain from Voting Form)

Melanie Rowand-Mills, Emerald Coast Regional Council, presented SHIP Satisfaction of Mortgages due to lien expiration for the following grant recipients:

- Jacqueline Jennings (satisfaction of 3 liens)
- Patricia Kendeziorski
- Gloria Peacock
- Tessie Sellers
- Rickey Williams
- Kayla Ratcliff (corrective satisfaction of mortgage)

Commissioner Erickson offered a motion for the Chairman to sign each Satisfaction of Mortgage and for the Clerk to record the documents in the official records. Commissioner Stafford offered a second and the motion passed unanimously.

(Satisfaction of Mortgages)

Board recessed for 15 minutes.

Upon reconvening, David Melvin, Melvin Engineering, presented options for using the \$4,135,000 in construction funds from the Rural Infrastructure Grant #D0271 that was initially awarded for the failed Ponce de Leon lumber plant project. He advised that the grant agreement transferring all the funds to Project Gateway can be amended to include other projects. Mr. Melvin recommended the following allocation of the construction funding:

- \$2,800,000 for the Ponce de Leon Pilot Project
- \$400,000 for the Raper property industrial park on Thomas Drive
- \$935,000 for the Busy Bee project

Jack Rymer, Pilot Travel Centers, advised that the construction for the Ponce de Leon Pilot is scheduled to begin in January 2025 and the center will be open by this time next year. Further discussion included that the center would create between 60 to 70 jobs, the projected revenue and the status of purchasing the property from Angela Dockery. The following two citizens discussed this matter:

- Angela Dockery
- Brooke Ferenchak, Attorney at Law

Commissioner Erickson offered a motion to rescind Resolution 24-15 which approved transferring the full RIF grant funding to Project Gateway. Commissioner Stafford offered a second and the motion passed unanimously. Commissioner Newsom offered a motion to use \$3.2 million of the RIF grant #D0271 funds for the Pilot Center, eliminating any grant funds for the Raper property project. Commissioner Erickson offered a second. Commissioners Newsom, Erickson, Music and Good voted yes with Commissioner Stafford voting no. The motion passed. Commissioner Newsom offered a motion to allocate \$935,000 of the construction funding to the Project Gateway-Busy Bee project. Commissioner Music offered a second and the motion passed unanimously.

(Melvin Engineering Recommendation)

Joe Rone, Holmes County Development Commission, presented the list of the 2023-2024 Development Commission Board of Directors and advised that the three members that have terms ending have agreed to continue serving. Commissioner Music offered a motion to renew Board members Doyle Majors, Lance Medley, and Rhonda Byrd-Lee for another four-year term. Commissioner Stafford offered a second and the motion passed unanimously.

(23-24 Board of Directors)

Robin Phillips, CDBG Administrator, presented the asbestos abatement bids for the CDBG Council on Aging grant and recommended awarding the contract to the low bidder. Commissioner

Stafford offered a motion to award the project to Simpson Environmental & Demolition with Commissioner Newsom offering a second. The motion passed unanimously.

(Bids)

Robin Phillips, CDBG Administrator, presented a Satisfaction of Mortgage for a CDBD Rehabilitation Lien Agreement against Jeffery and Lana Carnley from September 2020. Commissioner Erickson offered a motion for the Chairman to execute the satisfaction with Commissioner Stafford offering a second. The motion passed unanimously.

(Satisfaction of Mortgage)

Chairman Good advised that the Highway 79 Corridor Authority is requesting a \$63,000 revenue sharing contribution for the 2024-2025 fiscal year. Discussion included the City taking over the water system within the Corridor and the requirements of the interlocal agreement with the City and Washington County. The Board agreed by consensus for the Chairman negotiate the payment amount and bring the information back to the Board.

David Corbin, Project Director, presented the 2024-2025 Operating Plan Between Florida Forest Service, Holmes County Board of Commissioners and Holmes County Volunteer Fire Departments outlining the mutual aid operating plan. Commissioner Stafford offered a motion for the Chairman to sign the operating plan with Commissioner Newsom offering a second. The motion passed unanimously.

(Operating Plan)

David Corbin, Project Director, advised that the next regularly scheduled Regular Session falls on August 20th which is Election Day and suggested moving the meeting. Commissioner Erickson offered a motion to change the next Regular Session to Thursday, August 22nd at 9:00 a.m. Commissioner Newsom offered a second and the motion passed unanimously.

John Feeney, Contracted Planner, presented an application for a lot split from Four Hills Woodlands LLC for parcel numbers 1001.03-000-000-003.000 and 1012.00-000-000-030.000. He stated that the proposed split will divide a 40-acre tract and a 71-acre tract into a 19.70-acre tract, a 24.78-acre and a 66.52-acre tract. Mr. Feeney recommended approval of the application as it meets all the requirements. Commissioner Newsom offered a motion approving the lot split with Commissioner Music offering a second. The motion passed unanimously.

(Application)

John Feeney, Contracted Planner, presented a lot split application from Four Hills Woodlands for parcel number 1304.00-000-000-001.000. He stated that the lot split will divide the 306-acre parcel into four parcels with two of the tracts split by Harris Steverson Road. The four parcels will be a 132-acre

tract, a 30-acre tract, a 60-acre tract and an 84-acre tract. Mr. Feeney recommended approval of the application as it meets all the requirements. Commissioner Stafford offered a motion approving the lot split application with Commissioner Music offering a second. The motion passed unanimously.

(Application)

Tim Parson, Liberty Partners, presented the following updates:

- Water Management is assisting with the Dogwood Lakes dam #2 emergency repairs
- The Government Efficiency Center (GEC) meeting with the Department of Commerce to discuss the timeliness of the direct payment process was cancelled due to Hurricane Debbie and will be rescheduled soon
- The GEC Ag Center contractor is currently doing dirt work on the site
- All Metal is requiring a 20% deposit on the metal building that will be the Ag Center
- The GEC groundbreaking ceremony will be scheduled soon

Tim Parson, Liberty Partners, presented an extension of Liberty Partners' contract with the County until July 31, 2026 with no changes to the fees or scope of service. Commissioner Erickson offered a motion for the Chairman to sign the contract renewal. Commissioner Stafford offered a second and the motion passed unanimously.

(Contract)

Steve Connell, EMS Director, discussed hiring a contractor for the EMS portion of the GEC using the existing building as ambulance bays and buying a metal building to house the administrative offices and crew. Discussion included using the same contractor building the GEC Ag Center and making the EMS building an addendum to the existing contract. The Board agreed by consensus to table this matter until Liberty Partners can verify that the appropriations can be used in such a manner.

David Melvin, Melvin Engineering, presented the bids received for construction work on Phase 1 and 2 of the County Road 181 SCOP projects. He advised that the bids were lower than the grant funding available, that the funding for this project will be advanced and that the Florida Department of Transportation (DOT) will send an agreement upon the Board awarding the bid. Commissioner Newsom offered a motion to award the projects to Southeast Construction contingent on signing the agreement with DOT. Commissioner Stafford offered a second and the motion passed unanimously.

(Bids)

David Melvin, Melvin Engineering, advised that the rural infrastructure (RIF) grant cycle was open with project requests due by September 16th. He stated that the Northdale Subdivision construction project will be submitted. The Board agreed by consensus for Mr. Melvin to return to the next meeting to discuss further submissions for the RIF grants.

John Feeney, Alday Howell, presented a \$4,775 quote from Straight Stripe to restripe the four-way stop at the intersection of Boswell Road and Bonifay Gritney Road with an additional \$475.00 for each sign needed. Commissioner Erickson offered a motion to accept the quote to restripe plus the cost of two signs using LOGT funds. Commissioner Stafford offered a second and the motion passed unanimously.

(Quote)

Nate Nolin, County Attorney, advised that the final draft of the Special Event Ordinance is still in progress and discussed changes previously presented to the Board. Brooke Ferenchak, Attorney at Law, discussed her concerns about the lack of an appeals process within the ordinance. Discussion of this matter included an appeals process, code enforcement and differentiating crowd thresholds into different levels. The following citizens discussed this matter:

- Keith Bennett, Holmes County Building Official
- Garrett Valcourt, No Place Like Holmes Farm
- John Feeney, Contracted Planner
- Angela Dockery, Vortex Springs

Attorney Norlin will meet with the Special Event Committee to discuss adding an appeals process.

Nate Nolin, County Attorney, presented Resolution 24-17 authorizing the acquisition of ambulatory equipment from Leasing 2 and authorizing the Chairman to sign the necessary financing documents. Commissioner Stafford offered a motion to adopt Resolution 24-17 with Commissioner Newsom offering a second. The motion passed unanimously.

(Resolution 24-17)

Nate Nolin, County Attorney, presented the revised RFP for Disaster Recovery Administration Services adding language that the project manager agrees to assume responsibility of existing FEMA projects. He stated that the RFP will be advertised at the next available publication.

There being no further business at this time, the meeting was adjourned at 8:39 p.m.

