

February 18, 2025
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, Wilmer Stafford, Mitch Johnson, 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 items were added to the posted agenda:

- Commissioner Item C) DOT Pre-qualification Requirement Removal
- Agenda Item C) Decon (Deacon) Road MLS Advertisement

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

Commissioner Erickson offered a motion to adopt the minutes from the February 4, 2025 Regular Session. Commissioner Newsom offered a second and the motion passed unanimously.

Chairman Stafford opened the public hearing for Ordinance 25-01. John Feeney, read the ordinance on to the record and advised that the purpose of the ordinance was to change the future land use category of parcel number 1215.00-000-000-012.100 from commercial to agriculture. He stated that the ordinance was unanimously approved by the Planning Commission at the first public hearing held on January 28, 2025 at 5:00 p.m. Mr. Feeney recommended approval of the ordinance. Chairman Stafford closed the public hearing with no comments from the public. Commissioner Johnson offered a motion to adopt Ordinance 25-01 with Commissioner Newsom offering a second. The motion passed unanimously.

(Ordinance 25-01)

Nate Nolin, County Attorney, advised that one bid was received in response to the invitation to bid on the County's Decon (Deacon) Road property. Realtor Mike Alvis stated that the bid received from OZUSA Investors LLC is for \$500,000 with the following terms and contingencies:

- County must agree to pay the doc stamps and the realtor's commission
- County must guarantee bidder's ability to zone 10% of the 58 acres as commercial
- County must guarantee remaining 52.2 acres can be zoned to allow for 94 homes
- Sewer must be available to the property before Phase 2 of the project

Discussion of this matter included the following:

- Clarification needed about project phases
- Reducing the contingencies through negotiations

- The 120-day due diligence language in the contract
- Closing date is scheduled for August 18th
- Cost to the City for running sewer to the property is approximately \$750,000

John Feeney, Contracted Planner, advised that sewer could not be run to the property as it is not within the city limits and discussed the State's requirements for the requested residential land use. Nate Nolin, County Attorney, advised that the bid acceptance can be delayed to clarify the terms of the bid with an addendum from the bidder. Commissioner Erickson offered a motion to place a hold on approving the bid until Mr. Alvis can clarify the contingency terms with the bidder. Commissioner Newsom offered a second and the motion passed unanimously.

(Bid)

Commissioner Erickson discussed the confusion over the MLS listing of the County's Decon (Deacon) Road property. Realtor Mike Alvis advised that the listing was advertised under "Decon" which is the correct spelling of the road name even though it is pronounced as "deacon".

(MLS Listing)

David Corbin, Project Director, discussed the meeting of the Community Traffic Safety Team (CTST) and presented the following five safety projects identified within the County:

- Highway 181/Highway 185 – Leonia
- Holmes County High/Bonifay K-8 School Zone - Highway 90
- Highway 81/Highway 90
- Highway 81 – outside of PDL Springs
- Generators – backup for caution lights throughout the County

Discussion included that the City has its own project list and that the Florida Department of Transportation (DOT) is going to research the proper solutions for the identified issues. The Board agreed by consensus to approve the list presented by Mr. Corbin.

(Project List)

David Corbin, Project Director, discussed recent complaints about the lack of visible road striping on some of the county roads. He presented a quote from Guettler and Guettler to paint solid road lines for \$1,300 per mile and broken road lines for \$850 per mile. Discussion included which roads need re-striping. The Board agreed by consensus for Mr. Corbin to examine the County roads with an engineer and prepare a report about the cost for striping the most critical roads.

Barry Lee, Emergency Management Director, presented the FEMA Grant Agreement for the Hurricane Helene DR 4828 disaster funds. He advised that the expected reimbursement for Hurricane

Helene is slightly more than \$200,000. Commissioner Erickson offered a motion approving the Chairman to sign the agreement with Commissioner Newsom offering a second. The motion passed unanimously.

(Agreement)

Mason Garrett, Wheeler Emergency Management Consulting, advised that the State has closed the FEMA #4138 project with zero costs variance for Holmes County. He explained that FEMA will now forward the paperwork for Federal closure of the project. Discussion included that the #4138 project involves the County's validated FEMA funds. Mr. Garrett advised that more will be reported about the Federal action at the next Board meeting.

Tim Parson, Liberty Partners, presented an update on the Government Efficiency Center project stating that Dewberry is still working on the engineering plans for the new EMS building. He advised that the metal building that will house the new Ag Center was delivered.

Tim Parson, Liberty Partners, discussed the requested legislative appropriations for the jail expansion project. A local law enforcement grant was approved by the State in conjunction with the new illegal immigration laws that could be favorable for the jail expansion project.

Tim Parson, Liberty Partners, advised that a term limits bill was once again introduced into legislation.

Rod Adams, Melvin Engineering, advised that thermoplastic paint is most suitable for striping roads and that DOT does have a SCRAP grant program for striping roads.

Rod Adams, Melvin Engineering, stated that the construction bid for the Pilot Travel Center infrastructure improvement was advertised. He advised that the pre-bid conference is scheduled for March 12th with the bid opening to be held on April 1st. Commissioner Newsom discussed removing the pre-qualification requirement for DOT projects. Mr. Adams advised of the need for the requirement to ensure satisfactory completion of a paving project without the need for litigation. Discussion included available options to reduce project costs if the bids come in over the approved grant funding. Commissioner Newsom offered motion to remove the DOT pre-qualification requirement. Motion died for lack of a second.

Nate Nolin, County Attorney, presented proposed Resolution 25-02 in support of DOT acquiring privately owned lands for the construction of the Sandy Creek Bridge. Commissioner Newsom offered a motion to adopt the resolution with Commissioner Erickson offering a second. The motion passed unanimously.

(Resolution 25-02)

Nate Nolin, County Attorney, presented proposed Resolution 25-03 in support of new legislation requiring hands-free cell phone use while driving. He stated that the legislation has more punitive measures than the current law. Discussion included the need for more details about the restrictions in the proposed legislation. The Board agreed by consensus to postpone approval of this resolution until the next meeting and requested that Attorney Nolin discuss the legislation with Representative Shane Abbott.

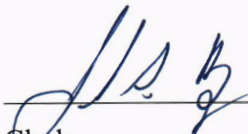
Nate Nolin, County Attorney, discussed sending a cease-and-desist letter to JNR, the collections company for CenturyLink. He advised that CenturyLink sends invoices when the County's equipment clips a line. The Board's office files a claim with the County's insurance company, but the claims are denied when no buried cables are cut. At that point CenturyLink turns the matter over to JNR for collections. JNR has continuously harassed County employees in their collections attempt. Commissioner Newsom offered a motion for Attorney Nolin to send the letter to JNR. Commissioner Erickson offered a second and the motion passed unanimously.

Commissioner Wilmer Stafford offered a motion to move \$3,500 from the District 1 Road Materials account to pay Walton County to stripe 2.2 miles of County Road 181A. Commissioner Johnson offered a second and the motion passed unanimously.

Commissioner Newsom presented a quote from J&J Porta Potties for \$225.00 per month to rent a handicap-accessible portable toilet for Lake Cassidy. Discussion included the need to construct concrete pads to bolt the portable toilet down. The Board agreed by consensus to wait until the County has closed on purchasing the Lake Cassidy property and installed the restricted-access gate.

(Quote)

There being no further business at this time, the meeting was adjourned at 10:17 a.m.


Clerk


Chairman