

November 4, 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: Commissioner Clint Erickson, Commissioner Wilmer Stafford, Commissioner Mitch Johnson, 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 6:00 p.m. David Corbin, Project Director, led the prayer and pledge.

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

- Commissioner Item) Debris Removal for Northdale Subdivision
- County Attorney) EMS Building Management Bid Opening

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

Commissioner Johnson offered a motion to adopt the minutes from the October 21, 2025 Regular Session. Commissioner Wilmer Stafford offered a second and the motion passed unanimously.

Jeremy Rolling, Holmes Creek Soil and Water District Chairman, stated that the Holmes Creek Soil and Water Board is being dissolved and wished to donate a 2015 Ford F150 truck and a 2023 grain drill to the County. Mr. Rolling advised that the Extension Service has expressed interest in the grain drill to rent out locally. Commissioner Erickson offered a motion to accept the truck donation which the County will turn over to the Sheriff's Office and the grain drill for the Extension Service. As part of the motion, Commissioner Erickson motioned for creation of budget line items to track the grain drill's rental revenue and repair expenses. Commissioner Wilmer Stafford offered a second and the motion passed unanimously.

Richard Willsey, a private citizen, requested that the Board consider accepting applications for the Holmes County Development Commission (HCDC) Chairman position. He stated that the request is based on the Sunshine violation committed by the current HCDC Chairman. The Board took no action on the request.

Rhett Hollon, Thompson Tractor Sales Representative, presented a proposal for the County to lease Caterpillar motor graders from Thompson Cat. Discussion included auction proceeds guaranteed on the County's current graders by the JM Wood Auction Company and the lease options available through Thompson. The Board agreed to consider the proposal upon termination of the extended John Deere grader leases.

(Proposal)
(Auction Guarantee)

Amanda Hickman, Miss Holmes County Pageant Director, stated that she is the current pageant director and requested a letter of support for the Miss Holmes County pageant winner to compete at the National Peanut

Festival. Brittany Stafford discussed the need for new pageant leadership locally. Discussion included that the National Peanut Festival will only allow one local pageant winner from the County. Commissioner Johnson offered a motion for the Board to provide a letter of support for the winner of Amanda Hickman's Miss Holmes County pageant to compete at the National Peanut Festival. Commissioner Wilmer Stafford offered a second and the motion passed unanimously.

David Corbin, Project Director, provided a 2026 Regular Session Board Meetings Schedule for approval. The following changes were made to the schedule:

- August 18th Regular Session will be moved to August 19th
- November 3rd Regular Session will be moved to November 2nd
- December 15th Regular Session to be cancelled

Commissioner Wilmer Stafford offered a motion to accept the above changes to the 2026 meeting schedule. Commissioner Johnson offered a second and the motion passed unanimously.

(Meeting Schedule)

David Corbin, Project Director, presented the 2026 Holiday Schedule for approval. Discussion included that the Board previously approved recognizing any State holidays instituted by the Governor. The Board agreed by consensus to table changing any other holidays until the next meeting.

(Holiday Schedule)

David Corbin, Project Director, presented the results of opening the sealed bids for the County's Bear Hewett Landing property (Parcel ID No. 1327.03-000-000-002.100). He stated that the high bidder was Danielle Dubin in the amount of \$34,000. Commissioner Erickson offered a motion to deed the property to Danielle Dubin with County Attorney Nate Nolin to collect the money and prepare the deed. Commissioner Johnson offered a second in the motion passed unanimously.

James Sowinski, Liberty Partners, presented an update on the responses received to the Government Efficiency Center EMS Building Management RFP. Nate Nolin, County Attorney, advised that four responses were received with each response containing procedural or substantive errors. He recommended that the Board reject the bids with an addendum to allow the four bidders to cure the errors within seven days. Attorney Nolin stated that direct notices would be sent to each bidder and the bid could be awarded at the next meeting. Commissioner Johnson offered a motion to accept the attorney's recommendation with Commissioner Wilmer Stafford offering a second. The motion passed unanimously.

Jon Sims, Dewberry Engineers, presented proposed Resolution 25-29 allowing the Chairman to sign the John Clark Road Supplemental Agreement No. 4. He stated that the Florida Department of Transportation (DOT) has increase the Small County Outreach Program (SCOP) funding for the project by \$7,200 due to unforeseen

drainage problems. Commissioner Wilmer Stafford offered a motion to adopt Resolution 25-29 with Commissioner Johnson offering a second. The motion passed unanimously.

(Resolution 25-29)
(Supplemental Agreement No. 4)

Jon Sims, Dewberry Engineers, stated that mobilization has begun on the Bonifay Gritney Road paving project and that the fencing issues have been resolved.

Rod Adams, Melvin Engineering, discussed a section of existing sidewalk on the County Road 181 Phase 1 project that has been negatively impacted by the widening of the road. The discussion included that the initial design moved the sidewalk, however, DOT will not provide funding for the sidewalk improvement. Mr. Adams stated that another request for additional funding to improve the sidewalk has been submitted to DOT and more information will be provided at the next meeting.

Rod Adams, Melvin Engineering, stated that the Pilot Travel Center project has had issues with the water and sewer lift stations. The road should be completed by Christmas and the Pilot should be pumping gas by February 2026.

Rod Adams, Melvin Engineering, stated that a pre-bid conference for the Busy Bee infrastructure project is scheduled for next week with the bid opening scheduled for November 25th. He stated that DOT has required a drainage design change and additional funds have been requested for the new design.

John Feeney, Alday-Howell Engineering, discussed the quote to fill the Dogwood Lakes pipe on the small lake with concrete. The quote includes the County purchasing the materials and handling the labor or hiring a contractor to complete the project. Discussion included that, in addition to filling the pipe, the ends must be capped, and the water discharge must be modified which will cost an estimated \$60,000 that is not currently budgeted. The Board has budgeted \$155,000 for the siphon system which is phase one of the permanent structure to repair the dam. Mr. Feeney reiterated that the small lake dam must be repaired before the water level on the large lake can be increased. He stated that the preconstruction conference for the siphon system is scheduled for next week and he will request a cost estimate for having the contractor provide a dive team to complete the pipe repairs.

(Quote)

John Feeney, Alday-Howell Engineering, stated that the County Road 185 road improvement project has a pre-construction conference scheduled for next week.

Nate Nolin, County Attorney, discussed implementing a Municipal Service Benefit Unit (MSBU), a special tax assessment, on the Dogwood Lakes parcels. He also discussed the County conveying the lake and the roads back to the property owners. Discussion included the following:

- Method to convey the road and the lakes back to either the property owners or to *Friends of Dogwood Lakes*

- Process for implementing an MBSU
- Petition from the Dogwood Lakes residents to see what improvements are being requested
- Costs and benefits of an MBSU
- Public use of the lakes at Dogwood Lakes
- Parcels that would be a part of the MBSU
- Lakes were never properly dedicated to the County
- No permits were issued on the initial Dogwood Lakes dams
- Ad valorem proceeds provided by the Dogwood Lakes parcels
- Current water level and condition of both lakes
- Funds spent to purchase and maintain Lake Cassidy
- Dam structure replaced on the large lake never allowed the lake to fill to the previous level
- County budget constraints
- Two Commissioners have recused themselves from voting due to living or having family members live at Dogwood Lakes and potentially gaining financially from improvements
- An MSBU versus a Municipal Service Taxing Unit (MSTU)
- An MSBU can be enacted by the Board or requested by the community

The following citizens discuss this matter:

- Tammy Meaney, a Dogwood Lakes resident
- Danielle Dubin, a private citizen
- Tamara Heptinstall, a Dogwood Lakes resident
- Lori Patterson, a Dogwood Lakes resident
- Anne Rodgers, a Dogwood Lakes resident
- Jason Powell, Powell's Heavy Equipment
- Heather Shelby, a Dogwood Lakes resident
- Garrett Valcourt, a private citizen
- Richard Willsey, a private citizen
- Rusty Williams, Holmes County Supervisor of Elections

The Board agreed by consensus for Attorney Nolin to request an Attorney General opinion on the two Commissioners voting on the Dogwood Lakes issues. A Workshop will be scheduled to educate the Dogwood Lake residents on MSBUs and to hear from the residents.

Nate Nolin, County Attorney, presented the disclaimer that will be provided to each person that purchases a Lake Cassidy decal. He stated that an interlocal agreement is needed with the Town of Ponce de Leon concerning fees for selling the Lake Cassidy decals. Eddie Nelson, a New Hope resident, discussed increasing the fees for decals and possibly restricting the number of guests allowed at one time. Discussion included increasing the amount of the out-of-state decals and selling the Lake Cassidy property if increasing the costs of the decals does not deter crime. Commissioner Wilmer Stafford offered a motion to increase the cost of the out-of-state decals to \$500 while keeping the cost of the local decals at \$50 as previously approved. Commissioner Johnson offered a second and the motion passed unanimously.

(Disclaimer)

Nate Nolin, County Attorney, discussed the Holmes County Development Commission (HCDC) reorganization process. He stated the legislature would have to amend the charter and the Board would have to petition the legislature by resolution to change the number of HCDC Board members required. Doyle Majors, HCDC Board Chairman, and Joe Rone, HCDC Executive Director, stated that no reorganization was needed as the HCDC Board was working successfully. Discussion of this matter included the following:

- Charter requires a 12-member HCDC Board with specific requirements
- HCDC was not informed of the reorganization discussion
- HCDC Secretary position is currently vacant
- Appropriations HCDC will receive from the County after Busy Bee begins operations
- Original Project Gateway agreement with County was for 5% of tax revenue
- HCDC's assistance with selling the County's Decon (Deacon) Road property
- HCDC is self-sufficient and does not require County funding to operate
- Anne Rodgers, a private citizen, encouraged the Board and HCDC to work together
- Angela Willsey, a private citizen, discussed the cost of Project Gateway to the County
- New Market Tax Credit for Project Gateway was never received
- Richard Willsey, a private citizen, HCDC meetings are open to the public

Attorney Nolin will research the method to request a legislative reorganization of the HCDC Board. A Special Session will be scheduled with the Holmes County Development Commission to discuss working together in the future.

Commissioner Erickson presented a debris removal proposal from Zulu Marine Service for ditch work in the Northdale Subdivision. County Attorney Nate Nolin advised that the County should be able to piggyback off the City of Bonifay's contract. Commissioner Erickson offered a motion to accept the \$38,214 proposal contingent on Water Management finding funding for the project. Commissioner Wilmer Stafford offered a second and the motion passed unanimously.

(Proposal)

Commission Wilmer Stafford discussed the need to close the sidewalk on the County Road 181 paving project as discussed earlier in the meeting. The Board agreed by consensus to move forward with closing the sidewalk.

There being no further business at this time, the meeting was adjourned at 8:49 p.m.

Clerk 


Chairman