

MINUTES OF A REGULAR MEETING OF THE GILCHRIST COUNTY BOARD OF COUNTY COMMISSIONERS HELD AUGUST 7, 2006.

The Gilchrist County Board of County Commissioners, in and for Gilchrist County Florida, convened in a **Regular Meeting** on Monday, August 7, 2006 at 3:00 p.m. in the Board of County Commissioners Meeting Room located at 210 South Main Street, Trenton, Florida, with the following members' present to-wit:

Commissioner Tommy Langford, Chairman
Commissioner Durden, Vice Chairman
Commissioner Kenrick Thomas
Commissioner Sharon Langford
Commissioner Mitchell Gentry

Others in attendance were: John McPherson, County Attorney, Joseph W. Gilliam, Clerk of Court, Jacki Johnson, Finance Director, Karen Heaton, Deputy Clerk, Ron McQueen, County Administrator, John Ayers, Stacy Winfield, County Planner, Lee Mills, County Engineer, Bryon Maxwell, Annette Long, Robert Phillip, Horace Hart, Donnie Ellington, Rebecca Shepherd, Terry Parrish and Janice Wasson.

Call to Order:

Chairman Tommy Langford called the meeting to order at 3:00 p.m. Commissioner Thomas delivered the Invocation and Commissioner Durden led the Pledge of Allegiance.

Agenda Changes:

Mr. Gilliam presented the following agenda changes:

- (1) Request to schedule a budget workshop for the Health Department's budget
- (2) Presentations of Request for Qualifications for the Jail Construction Project
- (3) VAB Organizational Meeting on August 21, 2006 @ 2:30 p.m.
- (4) Bryan Maxwell / Suwannee River Wilderness Trail

Mr. McPherson requested the addition of Resolution 06-51 (Habitat for Humanity) to the agenda.

Motion by Commissioner Durden, seconded by Commissioner Sharon Langford, to accept the agenda changes. The motion carried unanimously.

Consent Agenda:

- (1) Approval of Bills
- (2) Approval of Minutes:
 - July 20, 2006, Budget Workshop
 - July 24, 2006, Budget Workshop
 - July 24, 2006, Regular Meeting
- (3) Approval of Budget Entries:
 - #BE06-107, Fund 001, \$3,725
 - #BE06-108, Fund 410, \$30,500

Motion by Commissioner Sharon Langford, seconded by Commissioner Durden, to approve the Consent Agenda. The motion carried unanimously.

County Administrator's Report:

Mr. McQueen asked Mr. Lee Mills, County Engineer, to review the bids for the CR 339 repaving project and the Sewer Extension Project.

CR 339 Project - Mr. Mills presented the following bids for the CR 339 Project (from SR 129 to the Levy County line). He recommended the Board accept the bid from V.E. Whitehurst & Sons, Inc.

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| (1) John C. Hipp Construction & Equipment Co. | \$428,689.22 |
| (2) Anderson Columbia Company, Inc. | \$384,767.14 |
| (3) V.E. Whitehurst & Sons, Inc. | \$283,340.00 |

Mr. Mills explained that the differences in the bid amounts are due to the cost increases expected for asphalt. **Motion** by Commissioner Durden, seconded by Commissioner Sharon Langford, to award the contract to V.E. Whitehurst and authorize the Chairman's signature. The motion carried unanimously.

Sewer Extension Project – Mr. Mills advised that only one bid was received for the sewer extension project, from S&T Services in the amount of \$181,891.75.

In addition, the following four (4) proposals were received for the pumps and controls:

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| (1) Flight Pump | \$18,140 |
| (2) Prince Pump Sales | \$12,790 |
| (3) Barney Pump, Inc. | \$15,190 |
| (4) Custom Pump & Controls, Inc. | \$10,200 |

Motion by Commissioner Durden, seconded by Commissioner Sharon Langford, to accept the lowest bid from Custom Pump in the amount of \$10,200 subject to the specifications from the County Engineer. The motion carried unanimously.

Motion by Commissioner Durden, seconded by Commissioner Thomas, to accept the bid from S&T Services in the amount of \$181,891.75 subject to Finance bringing back a recommendation for payment options. The motion carried unanimously.

Engineering Contract – Mr. Mills presented an addendum to his contract with the County which includes an indemnity clause for the CR 339, CR 337, CR 342 and CR 232 projects as required by the Department of Transportation. **Motion** by Commissioner Durden, seconded by Commissioner Gentry, to approve the addendum to the contract with Mills Engineering Company. The motion carried unanimously.

CR 337 Project - Mr. Mills reported that the bids for the CR 337 project are due on August 11th. He commented that it will be difficult to stay within budget on this project because of there has been significant increases in the cost of asphalt.

Mr. Mills reported this project is out to bid right now, the bids are due Friday...based on the numbers we are getting, it will be difficult to get it within budget...the increase in asphalt cost has risen significantly.

Public Safety Department – Mr. Ron Mills presented a request to enter into additional contracts with Asplundh and J.B. Coxwell Contracting for debris removal. He explained the County currently has a contract with Grubbs for debris removal but recommended these contracts in the event that additional services are needed following a disaster. He requested the Board authorize him to proceed with the contracts to be brought back for the Chairman's signature.

Motion by Commissioner Gentry, seconded by Commissioner Thomas, to authorize Mr. Mills to proceed with contracts with Asplundh and JB Coxwell for debris removal. The motion carried unanimously.

DOT Resurfacing of US 129 – Mr. McQueen advised that the Florida Department of Transportation will have meeting in Bell City Hall August 17, 2006 @ 10:00 to review the resurfacing project for U.S. 129 from Bell to the Suwannee County Line. He recommended that a representative from the Road Department be in attendance.

No Wake Zone – Mr. McQueen referred to a letter from Arthur Bellot, Dixie County Coordinator, concerning a no wake zone from the Suwannee River US 19 bridge to the mouth of Little Fanning Springs or past the boat ramp on the Levy side just South of Little Fanning Springs. Mr. McQueen expressed concern about putting regulations on the river and stated he believes that 500 feet north and south of those two locations is excessive. He also recommended that the City of Fanning Springs be consulted before any action is taken.

Donation of DOT Tower – Mr. McQueen referred to a letter he sent to DOT, dated August 2, 2006, requesting the donation of the tower the Department is removing from the Fairbanks site. The tower is a free-standing tower and 125 ft high. He requested the donation for use at the new location of the Road Department and the Emergency Operations Center. He stated that he is waiting for a reply.

Road Committee and Tourist Development Tax Committee– Mr. McQueen reported that the Road Committee met to develop three or four recommendations and will meet again next Monday. He also reported the Tourist Development Tax Committee has scheduled meetings and will have a recommendation prepared for the ballot.

MSTU Assessment & Suwannee River Water Management – Mr. McQueen reported that he and Mr. McPherson had attended a meeting with SRWMD concerning special assessment districts. SRWMD is interested in helping several counties implement special assessments for road maintenance and storm water management. The program they are proposing would be to test the implementation of the assessments for private subdivision roads, government roads, parks and recreations, etc. Mr. McPherson recommended that the Board obtain more information to consider.

Suwannee River Wilderness Trail:

Mr. Bryon Maxwell presented an update on the Suwannee River Wilderness Trail. He stated that the building phase has been completed and they are moving into the marketing phase. He provided a

map of the Suwannee Valley area which depicted the Suwannee River Wilderness Trail and the locations of the State Parks, River Camps, etc.

Mr. Maxwell advised the premier of the National Geographic Map will be available online beginning August 15, 2006. He explained that this is a interactive web base map which will provide information for each location within the Suwannee Valley Region. There will also be 50,000 to 75,000 maps printed to be distributed through the tourism agencies.

County Attorney's Report:

Resolution 06-51 – Mr. McPherson presented Resolution 06-51 for approval.

RESOLUTION 06-51

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA; CERTIFYING THAT HABITAT FOR HUMANITY OF SUWANNEE VALLEY, INC.'S PROGRAM FOR THE CONSTRUCTION OF HOUSING FOR THE VERY LOW INCOME PERSONS IS CONSISTENT WITH THE LOCAL PLANS AND REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE.

Motion by Commissioner Durden, seconded by Commissioner Gentry, to approve Resolution 06-51. The motion carried unanimously.

Resolution 06-50 – Mr. McPherson presented Resolution 06-50 for approval.

RESOLUTION 06-50

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA; PROVIDING FOR THE EXTENSION OF THE 2006 ASSESSMENT ROLLS PURSUANT TO SECTIONS 197.323 AND 193.122, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Motion by Commissioner Gentry, seconded by Commissioner Sharon Langford, to approve Resolution 06-50. The motion carried unanimously.

Accessory Dwelling Language – Mr. McPherson recalled that the County Planner had brought the “Accessory Dwelling Language” for the Board’s review and it was to be scheduled for adoption. He explained that since that time he has obtained information from other counties regarding this issue and would like to postpone the adoption hearing to the August 21st meeting. Mr. McPherson explained there are questions concerning whether or not an accessory structure that meets the definition of a dwelling unit will be considered for the purposes of density under the Comprehensive Plan.

Hart Springs Boating Exclusion Zone – Mr. McPherson stated a draft ordinance is being prepared and he is waiting for the survey of the exclusion zone.

Review of Subdivision Construction Plans by Technical Review Committee – Mr. McPherson reported that a draft ordinance has been prepared and ready to be reviewed by the Planning and Zoning Board. He explained this is part of the Land Development Code update which is proceeding on schedule.

Nude Dancing Establishments – Mr. McPherson stated that he will prepare a draft ordinance and report back at the next meeting.

McArthur Property Donation – Mr. McPherson and Mr. McQueen reported on the status of the property acquisition. Mr. McQueen said the State has settled the lease but the issue now is to prepare another lease for the portion they are going to retain.

Loncala Property – Mr. McPherson reported this transaction has been referred to Gilchrist Title Services for a closing.

Disposal of Count Sand Pit – Mr. McPherson reported this transaction has been closed.

School Board Easement – Mr. McPherson stated he will bring a map for the location of the easement to the next meeting.

RFQ for Jail Architect – Mr. McPherson advised four (4) submittals were received and a meeting of the RFQ Committee was held on July 25th. The purpose of this committee was to narrow down the submittals to the top three (3) for a presentation to the County Commission. Considering there were only four (4) proposals, the Committee decided that, rather than trying to decide which firm to exclude, it would invite all four (4) firms to make a presentation to the Commission.

Mr. McPherson asked the Board to schedule the review of the RFQ's. Mr. Gilliam suggested that the meeting be scheduled on the same date as the Budget Workshop for the Health Department budget. He suggested scheduling the budget workshop at 4:00 p.m. and the RFQ's at 5:00 p.m. on August 17th.

Land Development Code Update – Mr. McPherson reported the Planning and Zoning Board, at it's next meeting, will review all remaining draft articles. They will then be scheduled for a workshop with the County Commission.

Mac Johnson Liens – Mr. McPherson advised he is working with Mr. Johnson's attorney to prepare the satisfactions and record them in exchange for the \$2,000 payment. **Motion** by Commissioner Sharon Langford, seconded by Commissioner Durden, to allow the Chairman to sign the satisfaction of liens. The motion carried unanimously.

Application by Cynthia Goodrick and Live Oak IV, LLC for Road Vacation- Mr. McPherson recalled the Board had decided to quit-claim the 15-ft strip to Live Oak, LLC, provided that Alachua County did not need the adjoining 15-ft strip for road purposes. He advised the Alachua County has decided that it does need the strip for future transportation purposes. He will contact Alachua County Public Works to find out why they made this determination and whether they are interested in the 15-ft strip owned by Gilchrist County.

Architect Negotiations for the EOCC Building – Mr. McPherson advised that Rob Willis will be meeting with the architects to establish the scope of work and to request proposed contracts and price for the Board's review.

Gilchrist County v. Jessie White- Mr. McPherson reported that the complaint has been filed and he is waiting for confirmation of service on Ms. White.

Agreement for District Medical Examiner Services – Mr. McPherson presented a contract for District Medical Examiner Services between Gilchrist County, the University of Florida Board of Trustees and William F. Hamilton, M.D. He recommended approval and requested authorization for the Chairman’s signature. **Motion** by Commissioner Gentry, seconded by Commissioner Durden, to approve the agreement for the District Medical Examiner Services and authorize the Chairman’s signature. The motion carried unanimously.

Fire Assessment, Town of Bell – Commissioner Durden asked Mr. McPherson about the Fire Assessment for the Town of Bell. Mr. McPherson advised he will draft the annual rate resolution to include the assessment for the Town of Bell.

Public Hearings / Land Use:

Hagan Estates, Phase I – Ms. Winfield presented the final plat for Hagan Estates, Phase I, Major Subdivision for approval. The subdivision consists of 15 lots and access is off of CR 319. Ms. Winfield advised the changes recommended by the County Engineer have been made and the final plat is generally consistent with all the LDR’s and the Comprehensive Plan, therefore the Planning and Zoning Board recommends approval.

Motion by Commissioner Durden, seconded by Commissioner Gentry, to approve the final plat for Hagan Estates, Phase I. The motion carried unanimously.

Pine Ridge Plantation, Phase II – Ms. Winfield presented the preliminary plat for Pine Ridge Plantation, Phase II, Major Subdivision for approval. She recalled that the Board has already approved the preliminary plat and construction drawings for Phase I. The subdivision consists of 152 acres and 28 lots within an A-2 zoning district. Access is off SR 47. Ms. Winfield pointed out the zoning district needs to be stated on the plat. She reviewed the recommendations from the County Engineer. The Planning and Zoning Board recommended approval of the plat with the recommendation #1 from the County Engineer; the proposed roadway, NW 57th Lane, should be extended to the eastern boundary of the platted lands in accordance with the Land Development Regulations.

Motion by Commissioner Gentry, seconded by Commissioner Thomas, to approve the preliminary plat for Pine Ridge Plantation, Phase II without conditions #2 thru #4 from the County Engineer. The motion carried unanimously.

Quail Meadows – Ms. Winfield presented the preliminary plat for Quail Meadows Subdivision for approval. The subdivision consists of 160 acres and a total of 20 lots within an A-2 Zoning District. Access is off of NE 65th Avenue. The Planning and Zoning Board recommended approval of the plat with conditions provided by staff and recommendations #1 and #2 from the County Engineer.

Motion by Commissioner Gentry, seconded by Commissioner Thomas, to approve the preliminary plat for Quail Meadows Subdivision subject to the staff recommendations and recommendations #1 and #2 from the County Engineer. The motion carried unanimously.

Special Permit / SP 06-04 – Ms. Winfield presented an application for Special Permit, SP 06-04 for approval. The permit request is for land excavation, the applicant and owner of the property is Horace Hart. The property is 87.0-acres in an A-2 zoning district and is located off NW 55th Place, which is off of US 129. The Planning and Zoning Board recommended approval subject to staff recommendations and the condition the limerock will remain on the property except for limerock used to maintain the road.

Mr. Horace Hart addressed the Board and answered questions directed by the Board. **Motion** by Commissioner Sharon Langford, seconded by Commissioner Durden, to approve Special Permit 06-04 and authorize the Chairman to sign the final order. The motion carried unanimously.

Woods of Alchrist – Ms. Winfield presented the construction plans for The Woods of Alchrist, Major Subdivision, for approval. The proposed plan encompasses approximately 316.40 acres and consists of 61 lots. The access is off of CR 337. She reviewed the staff recommendations and the County Engineer's recommendations.

Motion by Commissioner Durden, seconded by Commissioner Thomas, to approve the construction plan with conditions recommended by staff and the County Engineer. The motion carried unanimously.

Tyler Creek Business Community – Ms. Winfield presented the final plat for Tyler Creek Business Community for approval. The proposed plat consists of approximately 13.65 acres and 17 lots. The developer of the property is Mitchell Gentry. Ms. Winfield reviewed the recommendations by staff and the County Engineer.

Commissioner Mitchell Gentry stated that he has a vested interest in this issue and filed a "Memorandum of Voting Conflict" for the record. Mr. McPherson advised the Board that a letter of credit from the bank would be required prior to signing the final plat.

Motion by Commissioner Durden, seconded by Commission Thomas, to approve the final plat subject to the staff recommendations, the County Engineer recommendations and submission of a letter of credit. The motion carried unanimously. (*Commissioner Gentry abstained from voting*)

High Spring Hills – Ms. Winfield presented the construction plan for High Spring Hills Subdivision. The proposed plan encompasses approximately 80 acres and consists of 15 lots. The access is off of Dixie Highway (NE 30th Street). Ms. Winfield reviewed the recommendations by staff and by the County Engineer. Staff recommended approval of the construction plans with the staff recommendations and the recommendations from the County Engineer and a revised water management permit.

Donnie Ellington of Causseaux & Ellinton, Inc. addressed the Board concerning the recommendations by the County Engineer. He reviewed the recommendations and asked Mr. Justin Watson to comment on the pavement width. Mr. Watson stated that the Road Department had checked the pavement width and found two areas that did not meet the minimum width by approximately 6 inches for a length of 50-ft in each area. Mr. Ellington asked what the Road Department's position is to allow the deviation considering it was already in place. Mr. Watson suggested that the developer overlay the areas.

Motion by Commissioner Durden, seconded by Commissioner Thomas, to direct the Road Department Staff meet with the applicant and Engineer to bring back a recommendation at a future date. Mr. Ellington asked that he also be allowed to bring back the final plat in addition to the construction plans for approval. Mr. McPherson advised the developer will also need to bring back an agreement and a letter of credit for the cost to bring the roads up to standards. The motion carried unanimously.

Clerk's Report:

Purchase Request, William Teague – Mr. Gilliam presented a letter from William Teague requesting to purchase County owned property in Sun N Fun, parcel #0554 for a purchase price of \$10,000.

Motion by Commissioner Durden, seconded by Commissioner Gentry, to deny the request. The motion carried unanimously.

Resolution 06-52, Request from Hernando County – Mr. Gilliam referred to a letter from Hernando County requesting the adoption of a resolution urging the Florida Legislature to call a special session to study and enact legislation addressing the insurance crises in Florida. Mr. Gilliam presented Resolution 06-52.

RESOLUTION 06-52

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA; ENCOURAGING THE FLORIDA LEGISLATURE TO CALL A SPECIAL SESSION TO STUDY AND ENACT LEGISLATION ADDRESSING THE INSURANCE CRISES IN FLORIDA.

Motion by Commissioner Gentry, seconded by Commissioner Thomas, to approve Resolution 06-52. The motion carried unanimously.

Direct Purchase, P.O. #601709 – Mr. Gilliam presented Purchase Order #601709 in the amount of \$40,000 to Gator Building Materials, Inc. for the purchase of metal studs and drywall for the Judicial Complex project. **Motion** by Commissioner Durden, seconded by Commissioner Gentry, to approve the purchase in the amount of \$40,000. The motion carried unanimously.

Mills Engineering Company / Invoices – Mr. Gilliam presented invoice #2005152 in the amount of \$6792.50 from Mill Engineering. This amount is for the cost of services for the Road Department site plan. **Motion** by Commissioner Durden, seconded by Commissioner Sharon Langford, to approve payment of invoice #2005152 in the amount of \$6,792.50. The motion carried unanimously.

Mr. Gilliam presented invoice #2005130 in the amount of \$6,319.13 from Mills Engineering. This amount is for the cost of services for the sewer line to the jail. **Motion** by Commissioner Sharon Langford, seconded by Commissioner Thomas, to approve payment of invoice #2005130 in the amount of \$6,319.13. The motion carried unanimously.

Pay Request / Alexander Group – Mr. Gilliam presented Pay Request #11 from the Alexander Group in the amount of \$172,263.69 for work completed on the Judicial Complex Project. **Motion** by Commissioner Durden, seconded by Commissioner Thomas, to approve pay request #11 in the amount of \$172,263.69. The motion carried unanimously.

Grant-in-Aid Agreement – Mr. Gilliam presented the Grant-in-Aid Agreement for the Courthouse Facilities. The agreement is between the County, the Office of the State Courts Administrator, and the Eighth Judicial Circuit. The funding amount is \$500,000. Mr. Gilliam pointed out that he has requested \$50,000 be designated for the emergency generator and wiring for the courthouse and \$450,000 to complete construction. **Motion** by Commissioner Sharon Langford, seconded by Commissioner Gentry, to approve the Grant-in-Aid Agreement and authorize the Chairman’s signature. The motion carried unanimously.

SHIP Program / CDBG – Mr. Gilliam discussed with the Board the time involved in having the SHIP and CDBG pay requests approved and executed. He explained that with the current process, the contractor submits them; they are reviewed and signed by Charlotte Pedersen, the Building Inspector, and Mr. McQueen before being brought to the Board for approval. This process has delayed payment considerably. He suggested that he be allowed to authorize payment after Mr. McQueen’s approval. He said he would then provide them to the Board after payment. **Motion** by Commissioner Durden, seconded by Commissioner Gentry, to authorize Mr. Gilliam and Mr. McQueen to sign off on pay requests for payment of SHIP and CDBG and bring to the Board after the fact. The motion carried unanimously.

Commissioners’ Reports:

Commissioner Thomas mentioned that he received favorable comments from the public about the good work two of the part-time employees at Hart Springs has performed. Mr. McQueen stated he would write them a letter of commendation for their employee files.

Commissioner Gentry asked Mr. Watson to check into repairs for the Otter Springs Road.

Commissioner Sharon Langford told the Board she had received a complaint from Barbara Bullington, SE 70th Avenue, concerning a problem with her driveway. She explained that when SE 70th Avenue was paved, it created a steep slope into her driveway and recently an ambulance was called to the residence and was unable to get through that area. Commissioner Sharon Langford provided photographs for the Board’s review. The Board discussed with Mr. Watson the possibility of repairing it. He pointed out this was private property and the Department cannot work on private property. Mr. McPherson advised it would be possible with the property owner’s authorization. **Motion** by Commissioner Sharon Langford, seconded by Commissioner Thomas, to repair the drive entrance with permission from the property owner. The motion carried unanimously.

Chairman Tommy Langford told the Board that Mr. Major Stoupe had contacted him regarding a medal he received for one of the Korean Veterans. He requested that the Board make plans to make the presentation of the medal to the Veteran. Chairman Langford stated he would meet with Mr. McQueen to arrange it.

Chairman Tommy Langford reported that the Spring Ridge Fire Department held a pancake breakfast this past Saturday and raised \$2,010 for the Children’s Miracle Network.

Old Business:

New Business:

Public Participation:

There being no further business to discuss, the meeting adjourned at 6:17 p.m.

APPROVED:

Tommy Langford, Chairman

ATTEST;

Joseph W. Gilliam, Clerk