

MINUTES OF A REGULAR MEETING OF THE GILCHRIST COUNTY BOARD OF COUNTY COMMISSIONERS HELD MARCH 17, 2014

The Gilchrist County Board of County Commissioners, in and for Gilchrist County, Florida, convened in a **Regular Meeting** on **Monday, March 17, 2014**, at **4:00 p.m.**, in the Board of County Commissioners Meeting Facility, located at 210 South Main Street, Trenton, Florida, with the following members' present to-wit:

<i>District I</i>	<i>Commissioner Sharon A. Langford</i>
<i>District II</i>	<i>Commissioner D. Ray Harrison, Jr., Chairman</i>
<i>District III</i>	<i>Commissioner Todd Gray, Vice Chairman</i>
<i>District IV</i>	<i>Commissioner John Rance Thomas</i>
<i>District V</i>	<i>Commissioner Kenrick Thomas</i>

Others in Attendance

Todd Newton, Clerk of Court; Jacki Johnson, Finance Director; Patty McCagh, Board Secretary/Deputy Clerk; David Lang, County Attorney; Bobby Crosby, County Administrator; Terri Hilliard, Administrative Assistant; John Ayers, Gilchrist County Journal; Diane Rondolet, Code Enforcement Officer; David Peaton, Director of Emergency Management; Billy Cannon, Road Department Superintendent; Mitch Harrell, EOC Chief; Laura Dedenbach, County Planner; Alan Harmon, Associate Pastor, Fanning Springs Community Church; Charlie Perez; Marion Poitevint; Katherine LaBarca; Richard & Leslie Esseck; Dave Gilliam; Dan Cavanah, David Jones and Shawn Jones, ForVets; Tim Hastings, CFEC; Pamela McElry; Gerald Fowler; Blake Fugate; John & Kristine Deel; Terry Burgess; Leon Wyszowski; Josh Moore; Michael Wedding; and Denise Fowler.

Call to Order

Chairman D. Ray Harrison, Jr., called the meeting to order at 4:00 p.m.

Alan Harmon, Associate pastor, Fanning Springs Community Church, delivered the invocation and Commissioner Todd Gray, lead the pledge of allegiance.

Agenda

Mr. Bobby Crosby, County Administrator, presented the following agenda change:

1. Addition: Letter to FERC regarding Sabal Trail

Mr. David Lang, Jr., County Attorney, presented the following agenda changes:

1. Addition: Appointment of Michael Moore to TDC
2. Addition: Discussion of Distribution of Local Fuel Tax Options

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Sharon A. Langford, to approve the Agenda, as presented, with noted changes. Motion carried unanimously.

Consent Agenda

- BOCC approved the Consent Agenda, as presented:

Approval of Minutes

Regular Meeting January 06, 2014
 Regular Meeting January 23, 2014

Request for Payment Approval

Mills Engineering Company
 Invoice 2013073, Townsend Mine Permit Update \$4,519.11
 Invoice 2013072, W/R SW 100th Street \$3,413.50

Motion made by Commissioner Todd Gray, seconded by Commissioner John Thomas, to approve the Consent Agenda, as presented. Motion carried unanimously.

County Administrator's Report

Mr. Bobby Crosby, County Administrator, presented the following documents, and/or addressed the following issues:

Road Department

- Limerock Report: Mr. Crosby presented for the Boards' information, the Monthly Limerock Report, as submitted by Mr. Billy Cannon, Road Department Superintendent.
- Shady Grove Road: Mr. Crosby presented a request to place signs recognizing Shady Grove Road. He requested approval to purchase 2 road signs for Shady Grove Road. FDOT approved the placement of the signs but will not pay for the cost of the signs; the County will put them up with the assistance of the State. Discussion took place.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner Kenrick Thomas, to approve the purchase of two (2) road signs for Shady Grove Road, on SR 26. Motion carried unanimously.

- Update on Road Projects: Mr. Crosby was asked to bring back an update on County Road projects. He presented the following list, for the Boards' information:

Projects completed since 2012:

1. NW 55th Ave., Townsend Cemetery Rd
2. CR 307A – from CR 307 to SR 129

Active Projects 2014:

1. NW 341 from CR 340 to CR 342
2. SW 100th St. County Line Road between Gilchrist and Levy County
3. SE 90th Ave. County Line Road between Gilchrist and Alachua County
4. Rock Bluff Bridge on CR 340
5. SE 79th Lane, CDBG Paving

Upcoming:

1. Projects 2015
 - a. CR 334 from CR 341 to CR 307
 - b. CR 334A from SR 26 to CR 334
 - c. Santa Fe River Loop from NE 40th Ct. Rd. to Columbia County
2. Projects 2016
 - a. SW 10th St. from CR 341 to SR 129 (SR 49)
 - b. CR 341 from SR 26 to CR 432
3. Projects 2017
 - a. NW CR 340/NE CR 340 from US 129 to SR 47
 - b. NE 2nd Way from CR 138 to NE 120th Loop
 - c. SE 70th/SE 110th Ave from end of pavement to SE 90th Ave

EMS

- Agreement with the College of Central Florida: Approval of agreement with the College of Central Florida to allow health care experience and ride along on EMS Rescue Vehicles. Mr. Crosby requested permission to move forward with this request and to allow Chief Harrell to sign. Agreement has been reviewed by legal counsel.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Todd Gray, to approve the agreement with College of Central Florida to allow for healthcare experience; and to allow Chief Harrell to sign. Motion carried unanimously.

Emergency Management

- 2014 Spring Rural 911 Grant: Mr. Crosby presented for the Boards' approval the 2014 Spring Rural 911 Grant Application(s), in the amount of \$45,406.00.

Motion made by Commissioner John Thomas, seconded by Commissioner Sharon A. Langford, to approve moving forward with the 2014 Spring Rural 911 Grant Applications, in the amount of \$45,406.00. Motion carried unanimously.

Building Department

- Construction Regulation Board: Mr. Crosby addressed the need for an appointment of a member to the Construction Regulation Board. It was his recommendation to appoint Lyndsay Ayers, as a licensed contractor, to the Gilchrist County Construction Regulation Board. He stated that Ms. Ayers has agreed to serve on the Board.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner John Thomas, to approve the appointment of Ms. Lyndsay Ayers, as a licensed contractor, to serve on the Gilchrist County Construction Regulation Board. Motion carried unanimously.

Library

- Monthly Report: Mr. Crosby presented for the Boards information, the Monthly Library Report, as submitted by Ms. Ann Caraway, Library Manager.

Solid Waste

- Self-Contained Compactor: Mr. Crosby presented a request for the purchase of a self-contained compactor, from Wastequip, as a single-source purchase, in the amount of \$18,838.00; cost to be funded from Solid Waste Reserve. Discussion took place.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner John Thomas, to approve the purchase of a self-contained compactor, from Wastequip, as a single-source purchase, in the amount of \$18,838.00; costs to be funded from Solid Waste Reserve. Motion carried unanimously.

Animal Control

- Monthly Report: Mr. Crosby presented the Monthly Animal Control Report, for the Boards' information, as submitted by Ericka Hudson, Animal Control Officer.

Tourist Development Council

- Gilchrist Blueway Map/Brochure: Mr. Crosby presented the quotes received for Gilchrist Blueway Map/Brochure. It was his recommendation to move forward with Kilby Creative. Discussion took place.

Motion made by Commissioner Todd Gray, seconded by Commissioner John Thomas, to award Kilby Creative to produce 5000 maps/brochures, for the Gilchrist County Blueway, in the amount of \$4,250.00, as recommended by the TDC. Motion carried unanimously.

SHIP

- Resolution 2014-07: Mr. Crosby presented for the Boards' approval, Resolution 2014-07, as follows:

RESOLUTION 2014-07

A Resolution of the Board of County Commissioners of Gilchrist County modifying the Local Housing Assistance Program (LHAP) to include the following changes.

1. Adding Suwannee River Economic Council, Inc. as SHIP Administrator.
2. Increase the purchase price limit to \$160,000.00

3. Revise Green Initiative Standards.
4. Remove necessity for SHIP Loan Committee.
5. Revising applicant contributions to include home inspections and removing 600 collective Beacon score requirement.
6. Revising Repayment of SHIP Lien Terms.
7. Removing Moderate income categories from Owner Occupied Rehabilitation.
8. Increasing Emergency Repairs to \$7,500.00
9. Removing Low and Moderate income categories from Emergency Repairs.
10. Add Owner-occupied Rehabilitation to exceptions for contribution requirements.
11. Include income award levels and cap maximum down payment award level at 50% of purchase price.

Whereas, it is in the best interest of the Board of County Commissioners of Gilchrist County to modify the Local Housing Assistance Program (LHAP). Now therefore, be it resolved by the County Commission of Gilchrist County, Florida: That the listed items to the Local Housing Assistance Plan (LHAP) will be modified. Passed and adopted by the County Commission of Gilchrist County, Florida, on the 17th day of March, 2014.

Motion Made by Commissioner John Thomas, seconded by Commissioner Sharon A. Langford, to approve Resolution 2014-07. Motion carried unanimously.

General Government

- Colt Station: Mr. Crosby sought after quotes to closeout the fuel tanks at the old Colt's Station. He stated that the only quote he obtained for such services was from FCC Environmental, for the closeout of fuel tanks at Colt Station. Discussion took place.

Motion made by Commissioner Todd Gray, seconded by Commissioner Kenrick Thomas, to approve the closeout of tanks at the old Colt's Station and to use FCC Environmental for an approximate cost of \$2,413.00. Motion carried unanimously.

- Water Conservation Month: Mr. Crosby presented for the Boards' approval, a proclamation to declare April as *Water Conservation Month*.

Motion made by Commissioner John Thomas, seconded by Commissioner Todd Gray to approve proclamation declaring April as Water Conservation Month. Motion carried unanimously.

- Freightliner FL60: Mr. Crosby requested the Boards' permission to advertise to sell Freightliner FL60, which is surplus property. Discussion took place.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Sharon A. Langford, to approve the County Administrator moving forward with advertising to sell the Freightliner FL60. Motion carried unanimously.

- County Website: Mr. Crosby updated the Board on the progress of the new County website being developed, and requested approval on the preliminary website and be allowed to move forward. He stated that they are hoping to go live within the next six (6) weeks.

Motion made by Commissioner Todd Gray, seconded by Commissioner John Thomas, to approve the preliminary website and allow staff to move forward. Motion carried unanimously.

FYI

- SE 79th Lane: Mr. Crosby stated that the SE 79th Lane BID process has begun.

County Administrator's Agenda Change

Letter to FERC: Mr. Crosby presented a proposed letter regarding Sabal Trail Pipeline, for the Boards' consideration. Discussion took place.

Motion made by Commissioner John Thomas seconded by Commissioner Sharon A. Langford, to approve the proposed letter regarding Sabal Trail which will be sent to Ms. Kimberly Bose, at FERC. Motion carried unanimously.

4:45 p.m. Time Certain

RFP for Otter Springs: Mr. Crosby stated that there was only one (1) RFP received for the Management of Otter Springs. He requested the Boards' consideration to accept the proposal (all qualifications have been met and package has been reviewed by the County Attorney), as submitted by ForVets, LLC, for the Management of Otter Springs and contingent upon approval, permission to move forward with the process of drafting a lease agreement.

Mr. Lang, County Attorney, explained the process leading up to the drafting of a contractual agreement; he clarified that the whole process is still contingent upon the receipt of the **deed** from the SRWMD. Discussion took place.

Motion made by Commissioner Todd Gray, seconded by Commissioner Kenrick Thomas, to accept the proposal from ForVets, LLC for the Management of Otter Springs and to move forward with a lease agreement subject to receiving the deed from SRWMD. Chairman Harrison called for any further discussion...

Mr. Lang once again stated, reminding everyone, that the lease agreement is contingent upon the receiving the deed from SRWMD. Chairman Harrison then called for a vote. ***Motion carried unanimously.***

Mr. Dan Cavanah, ForVets, asked again, for ForVets to be allowed to move forward and take over management on April 1, 2014. Chairman Harrison stated, again, that the effective date for the change in Management of Otter Springs is and will not be until once the deed is received from SRWMD. We will work diligently to make it happen as quickly as we can.

5:00 p.m. Time Certain

SUP14-01, Application by Gerald Fowler for Home Occupation: Laura Dedenbach, County Planner, presented an application by Gerald Fowler, owner, for a Special Use Permit for the sale of agricultural products and commodities not raised on the premises (firewood) in an Agriculture-2 land use district on 12.06 acres located on NE CR 340.

Ms. Dedenbach stated that this is a request for a special use permit for the sale of agricultural products and commodities not raised on the premises for the sale of firewood. Mr. Fowler and his son would like to sell firewood, obtained from resources on the property and obtained from outside the property, at his property located on NE CR 340. This special use permit is only needed for the sale of the firewood that is obtained off premises (Sec. 2.06.02(n), LDC). Sale of agricultural products and commodities raised on the premises is an allowed use in the A-2 district (Sec. 2.06.01(e), LDC).

Ms. Dedenbach stated that the proposed special use permit is consistent with the Comprehensive Plan and Land Development Code. She recommended approval with the following conditions of the request for a special use permit for the sale of agricultural products and commodities not raised on the premises (firewood only) in an Agriculture-2 land use district on 12.06 acres located at 6021 NE CR 340.

1. The special use permit (SUP) is hereby granted for the sale of agricultural products and commodities not raised on the premises (firewood only) on the subject property.
2. No development shall occur on this property as a result of the SUP.
3. This SUP shall be subject to an annual renewal by the Board of County Commissioners. The applicant shall submit an application, together with the application fee, for SUP prior to the expiration of this SUP, which is one year from the date on the Development Order signed by the Chair of the Board of County Commissioners.
4. Any violation of this SUP or conditions thereof, shall cause the revocation of this SUP by the Board of County Commissioners. The Board of County Commissioners shall hold a public hearing on the proposed revocation with the notice of public hearing provided by certified mail to the property owner. Evidence of violation of the SUP may be presented by any person including a resident, the County Code Enforcement Officer, or other County official. Once the SUP has been revoked pursuant to this provision, the owner shall be prohibited from re-applying for a SUP for the sale of agricultural products and commodities not raised on the premises (firewood only).
5. Approval of this SUP does not alleviate the applicant's obligation to obtain all other applicable state and federal permits.

As conditioned the proposed use contained within this special use permit:

1. Is consistent with the Gilchrist County Comprehensive Plan, Land Development Code, and other applicable regulations.
2. Is generally compatible and harmonious with the uses and structures on adjacent and nearby property.
3. Has the necessary public infrastructure available to the site and the requirements of concurrency management have been met. A concurrency reservation is not being given with this special use permit.
4. Has screening and buffers of the dimension, type, and character to maintain the compatibility and harmony with adjacent and nearby properties.

This concluded Ms. Dedenbach report. Applicant Mr. Gerald Fowler was present for discussion.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner John Thomas, to approve Special Use Permit SUP14-01. Chairman Harrison called for any public participation...none; any further comments...none.

Chairman Harrison then called for a vote. ***Motion carried unanimously.***

Attorney's Report

Mr. David M. Lang, Jr., County Attorney, presented the following documents, and/or addressed the following issues:

Kilby Creative, Inc.: Mr. Lang presented the contract with Kilby Creative, Inc., for the design and preparation of the Gilchrist Blueway brochure/map, for TDC, in the amount of \$4,250.00, for 5000 copies. Mr. Lang reviewed the contents of the contract, for the Boards' information and approval.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Todd Gray, to approve the contract with Kilby Creative, Inc., to produce Gilchrist Blueway brochure/map, for TDC, in the amount of \$4,250.00, for 5000 copies; contract has been reviewed and approved by the Tourist Development Council. Motion carried unanimously.

Attorney's Agenda Changes

Appointment of TDC Member: Mr. Lang presented for the Boards' approval, a recommendation made by the Town of Bell Council, to appoint Michael Moore to the Tourist Development Council (TDC).

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner John Thomas, to approve the recommendation made by the Town of Bell Council, to appoint Michael Moore to the Tourist Development Council. Motion carried unanimously.

5:15 p.m. Time Certain

SUP14-02, Application by John & Kristine Deel for Convenience Store & Scuba Shop: Laura Dedenbach, County Planner, presented an application by John and Kristine Deel for a special use permit to allow neighborhood commercial uses as defined and allowed by Policy I.3.2 of the Comprehensive Plan on approximately 1 acre in an A-2 district located at 4030 NE CR 340.

Ms. Dedenbach stated that this is a request for a special use permit for neighborhood commercial uses as defined and allowed by Policy I.3.2 of the Comprehensive Plan (Sec. 2.06.02(jj), LDC). The applicants desire to have a convenience store, including the sale of beer, wine, and tobacco; a scuba shop, and a scuba fill station. These uses are consistent with previous use of the site.

Ms. Dedenbach stated that the proposed special use permit are consistent with the Comprehensive Plan and Land Development Code. She recommended approval with the following conditions of the request for a special use permit to allow neighborhood commercial uses as defined and allowed by Policy I.3.2 of the Comprehensive Plan on approximately 1 acre in an Agriculture-2 district located at 4030 NE CR 340.

1. The special use permit (SUP) is hereby granted to allow neighborhood commercial uses, specifically a convenience store and dive shop.
2. The applicant shall file a site plan pursuant to Section 12.02, LDC, for approval prior to the commencement of any business activities on the site.
3. Any violation of this SUP or conditions thereof, shall cause the revocation of this SUP by the Board of County Commissioners. The Board of County Commissioners shall hold a public hearing on the proposed revocation with the notice of public hearing provided by certified mail to the property owner. Evidence of violation of the SUP may be presented by any person including a resident, the County Code Enforcement Officer, or other County official. Once the SUP has been revoked pursuant to this provision, the owner shall be prohibited from re-applying for a SUP to allow neighborhood commercial uses, specifically a convenience store and dive shop.
4. Approval of this SUP does not alleviate the applicant's obligation to obtain all other applicable state and federal permits.

As conditioned the proposed use contained within this special use permit:

1. Is consistent with the Gilchrist County Comprehensive Plan, Land Development Code, and other applicable regulations.
2. Is generally compatible and harmonious with the uses and structures on adjacent and nearby property.

3. Has the necessary public infrastructure available to the site and the requirements of concurrency management have been met. A concurrency reservation is not being given with this special use permit.
4. Has screening and buffers of the dimension, type, and character to maintain the compatibility and harmony with adjacent and nearby properties.

This concluded Ms. Dedenbach report. Applicant Mr. John Deel, was present for discussion.

Motion made by Commissioner Todd Gray, seconded by Commissioner Sharon A. Langford, to approve Special Use Permit SUP14-02. Chairman Harrison called for any public participation...none; any further comments...none. Chairman Harrison then called for a vote. ***Motion carried unanimously.***

Attorney's Report continues...

Agenda Change; Local Option Fuel Tax Distribution: Mr. Lang stated that the Town of Bell requested that he ask the Board to direct the Clerk and the Manager of the Town of Bell to begin discussion of redistribution of the Local Option Motor Fuel Tax. Mr. Lang shared some history behind the Local Option Fuel Tax Distribution. Discussion took place.

Motion made by Commissioner Todd Gray, seconded by Commissioner Kenrick Thomas, to direct the Clerk to look into the redistribution of the Local Option Fuel Tax with Municipalities. ***Motion carried unanimously.***

Clerk's Report

Mr. Todd Newton, Clerk of Court, presented the following documents, and/or addressed the following issues:

Carr, Riggs & Ingram: Mr. Newton presented for the Boards' approval, the invoice for Progress Billing, from CRI, on 2013 Audit, in the amount of \$20,000.00.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner John Thomas, to approve payment to CRI, in the amount of \$20,000.00, for 2013 Audit. ***Motion carried unanimously.***

Revenue Report for Hart & Otter Springs: Mr. Newton presented the Revenue Report for both Hart and Otter Springs. Informational purposes only.

Budget Recap: Mr. Newton presented for the Boards' information, the Budget Recap for the FY 2014, Period Ending March 10, 2014.

Fuel Usage Reports: Mr. Newton presented the Fuel Usage Report, by Departments, through February 2014. Informational purposes only.

PILT Application: Mr. Newton informed the Board that the PILT Application has been completed and submitted to the District.

Commissioners Reports

- Commissioner Sharon A. Langford asked the Board to consider participating in hearing, *mock business proposals*, by Bell High School History Class; participation will be advertised as a workshop
- Commissioner Kenrick Thomas asked about the use of SUP on the property on the SW Corner of CR 340 and SR 47; Laura Dedenbach, County Planner informed that the individual would need to submit a site plan with the building department

Old Business: None noted.

New Business: None noted.

Public Participation: None noted.

Adjourn: With there being no further business... a *Motion was made by Commissioner Sharon A. Langford, seconded by Commissioner John Thomas, to adjourn. Motion carried unanimously.* Chairman Harrison adjourned the meeting at **5:53 p.m.**

*Board of County Commissioners
Gilchrist County, Florida*

Attest:

Approved:

Todd Newton, Clerk of Court

D. Ray Harrison, Jr., Chairman