

MINUTES OF A REGULAR MEETING OF THE GILCHRIST COUNTY BOARD OF COUNTY COMMISSIONERS HELD FEBRUARY 22, 2016

The Gilchrist County Board of County Commissioners, in and for Gilchrist County, Florida, convened in a **Regular Meeting** on **Monday, February 22, 2016**, 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.</i>
<i>District III</i>	<i>Commissioner Todd Gray, Chairman</i>
<i>District IV</i>	<i>Commissioner Marion Poitevint</i>
<i>District V</i>	<i>Commissioner Kenrick Thomas, Vice Chairman</i>

Others in Attendance

Todd Newton, Clerk of Court; Richard Romans, Finance Director; Patty McCagh, Board Secretary/Deputy Clerk; David Lang, County Attorney; Bobby Crosby, County Administrator; Terri Hilliard, Administrative Assistant; Carrie Mizell, Gilchrist County Journal; Billy Cannon, Road Department Superintendent; Laura Dedenbach, County Planner; Ralph Smith, EM Director; Sheriff Bobby Schultz, GCSO; Mitchell Gentry, Hart Springs Park Manager; Pastor Ron Black, Pricilla Baptist Church; Richard & Leslie Esseck; Ray & Jane Rauscher; Katherine LaBarca; Joyce Ferrante; Mr. & Mrs. Twombly; Rob Davis, Preble-Rish, Inc.; Wayne Kinard, Amigos Dive Center; and Charles Anderson, Anderson's Outdoor Adventures.

Call to Order

Chairman Todd Gray called the meeting to order at 4:00 p.m. Pastor Rob Black, Pricilla Baptist Church, delivered the invocation and Commissioner D. Ray Harrison, Jr. led the pledge of allegiance.

Presentations

At this time, Hart Springs Park Manager, Mitchell Gentry presented *Certificates of Appreciation* to those that assisted in the dredge of the springs and expressed a kind word of thanks to all those that participated. The Commissioners and volunteers had their picture taken.

Agenda

Mr. Bobby Crosby, County Administrator presented the following change(s):

1. Addition: **Parks & Recreation**; Approval of *Archeological Study* for Santa Fe Boat Ramp
2. Addition: **Veteran Services**; Approval of *Asbestos Study* on old VSO

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

Consent Agenda

Approval of Pay Requests

North Florida Professional Services, Inc.	
Reconstruction/Resurfacing SW 101 Street	\$17,632.00
Widening/Resurfacing CR 341	\$47,088.00
Rock Bluff Bridge Project	\$41,382.00
Southern Road & Bridge, LLC	
Bridge Repair, CR340/Rock Bluff Bridge	\$302,615.11
Art Walker Construction	
Pay Estimate #1, GC Road 334, January 2016	\$95,119.69
Pay Estimate #1, GC Road 334A, January 2016	\$13,907.86
Hoffman Construction, Inc.	
Application #1, 02/11/16, Gilchrist County Library	\$87,014.93
Paul Stresing Associates, Inc.	
Inv#1449, 2/3/2016, Gilchrist County Library Addition	\$25,100.00
Inv#1450, 2/3/2016, Gilchrist County Library	\$256.56
O'Neal Roofing Company, Inc.	
Pay Request #1, Inv#16278, 01/28/2016, GC BOCC Building	\$31,765.68
Suwannee River Economic Council, Inc.	
SHIP Home Owner Occupied Rehab Reimbursement, Joe Scott.....	\$37,157.20
SHIP Home Owner Occupied Rehab Reimbursement, Johnnie Mae Jackson ...	\$36,881.15

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Sharon A. Langford, to approve the Consent Agenda, as presented. Motion carried unanimously.

Constitutional Officers

Sheriff Bobby Schultz, GCSO, addressed the Board and discussed Senate Bill 1044 and House Bill 883.

Commissioner Harrison suggested the Sheriff and County Administrator contact Chris Doolin, Small County Coalition, informing him of the effects that the bills would have on Gilchrist County, requesting that the coalition look into this in supporting small counties.

It was the consensus of the Board to move forward with contacting the legislature in regards to SB1044 and HB 883.

4:15 p.m. Time Certain

Resolution 2016-03, Special Assessment for SW 82nd Lane: Mr. David M. Lang, Jr., County Attorney presented Resolution 2016-03 regarding the Special Assessment for SW 82nd Lane and read the short title as follows:

RESOLUTION 2016-03

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA, ELECTING TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF A NON-AD VALOREM SPECIAL ASSESSMENT TO BE LEVIED ON CERTAIN LOTS WITH FRONTAGE ALONG SW 82ND LANE WITHIN AYERS MEADOWS SUBDIVISION; AYERS MEADOWS 1ST ADDITION SUBDIVISION; AND AYERS MEADOWS UNRECORDED-NOT INCLUDED IN SUBDIVISION PLAT, WITHIN THE UNINCORPORATED AREA OF THE COUNTY; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lang explained the purpose of the resolution regarding the adoption of a special assessment.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner D. Ray Harrison, Jr., to approve Resolution 2016-03. Chairman Gray called for any public participation...none noted. He then called for a vote. Motion carried unanimously.

County Administrator's Report

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

Road Department

- Purchase of Rock Bucket: Mr. Crosby requested ratification for the purchase of a new Caterpillar 324D Rock Bucket (for track-hoe) in the amount of \$11,466.00. He stated that the Road Department budget would fund 50%, \$5,733.00, of the cost and Impact Fees would fund the other 50%, \$5,733.00. Discussion took place.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Sharon A. Langford, to ratify the purchase of a rock bucket, for track-hoe, in the amount of \$11,466.00, with 50% of the cost being funded by Impact Fees. Motion carried unanimously.

- SE 70th Avenue: Mr. Crosby requested the Boards' approval to move forward with getting a survey done on SE 70th Avenue determining right-of-way footage. He stated that Impact Fees would fund the cost of the survey; an estimated cost of \$10,000.00. Discussion took place.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner Marion Poitevint, to approve the survey on SE 70th Avenue. Discussion... Commissioner Langford added to her motion for the *survey NOT TO EXCEED \$12,000.00*, seconded by Commissioner Poitevint. Chairman Gray called for the vote. *Motion carried unanimously.*

4:30 p.m. Time Certain

- Ordinance 2016-01, Special Assessment SW 82nd Lane: Mr. Lang presented Ordinance 2016-01 and read the short title, as follows, for the record:

ORDINANCE 2016-01

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA, CREATING A SPECIAL ASSESSMENT DISTRICT FOR SW 82ND LANE COVERING CERTAIN PARTS OF AYERS MEADOWS SUBDIVISION; AYERS MEADOWS 1ST ADDITION SUBDIVISION; AND AYERS MEADOWS UNRECORDED-NOT INCLUDED IN SUBDIVISION PLAT, IN UNINCORPORATED GILCHRIST COUNTY; PROVIDING DEFINITIONS; IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PARCELS WITHIN THE DISTRICT (THOSE FRONTING ON SW 82ND LANE); PROVIDING FOR USE OF REVENUES; PROVIDING FOR HARDSHIP WAIVERS; PROVIDING INSTRUCTIONS TO THE CODIFIER; AND PROVIDING AN EFFECTIVE DATE.

Mr. Lang explained the intentions of this ordinance regarding the Special Assessment on SW 82nd Lane. He also addressed the issue of the cost of the project, which was determined to be \$89,000.00, which is \$6,900.00 per parcel; there are 13 parcels. Discussion took place on the bid specifications, costs, bids for the loan to fund this project and the consideration of the interest rate of that loan.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Kenrick Thomas, to approve Ordinance 2016-01, with the individual amount of each parcel at \$6,900.00 plus 5% interest, for twenty (20) years. Chairman Gray called for any public comment...none noted; he then called for the vote. Motion carried unanimously.

Mr. Lang suggested that the Board go ahead and authorize the County Administrator to move forward with preparing the Request for Proposals (RFP's) for this project, due to the time sensitivity reflected in this ordinance. It would be great to have the RFP's back and presented at the second meeting in March. Discussion took place.

It was the consensus of the Board to authorize the County Administrator to get with the Engineer (Mills Engineering Company) and have them draw up the specifications for the Special Assessment Project on SW 82nd Lane, in preparation for RFP's.

Moving on...

4:45 p.m. Time Certain

Mr. Lang reminded the board that this is a quasi-judicial hearing,

Chairman Todd Gray relinquished the gavel to Vice Chairman Kenrick Thomas as he has a potential conflict with this issue. Commissioner Todd Gray has completed and filed Form 8B as required, abstaining from discussion and voting on SUP 2016-01. (form is incorporated into minutes as required)

Vice Chairman Kenrick Thomas moved forward with the presentation of Special use Permit 2016-01.

- SUP 01-2016: Ms. Laura Dedenbach, County Planner, presented a request by EJ Johnson, owner of Custom Pine Straw, Inc., agent for Anita Heard White Trustee, owner, for a special use permit to allow an agricultural business that processes, sells, and ships agricultural products that are not raised on the property (pine straw) on 25.6 acres, in an Agriculture-2 district, located at 4270 NW 37th Court (Tax Parcel #12-08-14-0000-0016-0000).

Ms. Dedenbach reviewed the Special Use Permit Analysis. She also stated that the site plan approval is required prior to the commencement of any business operations or site development activity.

Ms. Dedenbach stated that the proposed use, as conditioned, is consistent with the Comprehensive Plan and Land Development Code. She recommended approval of the requested Special Use Permit subject to the following conditions:

The Application for a Special Use Permit is granted subject to the following conditions:

1. The Special Use Permit is issued to EJ Johnson, owner of Custom Pine Straw, Inc., agent for Anita Heard White Trustee, owner, for a special use permit to allow an agricultural business that processes, sells, and ships agricultural products that are not raised on the property (pine straw) on 25.6 acres in an Agriculture'2 district located at 4270 NW 37th Court (Tax parcel #12-08- 14-0000'00 16'0000)
2. Approval of a site plan (or plans), submitted in accordance with the regulations contained within the Land Development Code shall be required prior to the commencement of any business operations or site development activity. An application for preliminary development plan shall be submitted within one year of the approval of the special use permit by the Board of County Commissioners. Failure to submit a preliminary development plan within one year will result in the expiration of the special use permit. The Board of County Commissioners may grant a one-time extension of the preliminary site plan approval, not to exceed six (6) months, for reasons of hardship. The applicant must file the request for extension with the County prior to February 1, 2017.
3. Existing vegetation on site shall be preserved in order to provide buffers for the

surrounding properties. In addition, buffers of at least 15 feet in width shall be provided along the north and east property boundaries and shall include the landscaping mix as prescribed by Section 6.05.03, LDC.

4. Access to the site shall be from US Highway 129 only. Access to NW 37th Court shall be prohibited. The applicant shall be required to obtain FDOT approval for state road access.
5. 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 an agricultural business that processes, sells, and ships agricultural products that are not raised on the property (pine straw).
6. Approval of this SUP does not alleviate the applicant's obligation to obtain all other applicable County, 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.

Discussion took place. The applicant and concerned citizens expressed their opinions and concerns regarding this issue.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Sharon A. Langford, to approve SUP 2016-01, with noted conditions and the addition of closing access on NW 37th Court. Vice Chairman Thomas called for any further discussion... Commissioner Sharon A. Langford expressed her opinion and concerns on the issue regarding safety conditions that they do and will come first. Vice Chair Thomas then called for the vote. Motion carried 3-1, with Commissioner Marion Poitevint voting NO and Commissioner Todd Gray had abstained from voting.

5:00 p.m. Time Certain

Mr. Lang reminded that this is a quasi-judicial hearing.

Commissioner Sharon A. Langford has stated that she has a potential conflict with this issue and has completed and filed Form 8B as required, abstaining from discussion and voting on SUP 2016-02. (Form is incorporated into minutes as required)

- SUP 02-2016: Ms. Laura Dedenbach, County Planner, presented request by Edgar A. Langford, III, owner, for a special use permit to allow neighborhood commercial (nature-based tourism and recreation) on 130 acres in an Agriculture-2 district located at 6650 SE 75th Avenue (Tax parcel # O2-10-16-0000-0006-0010).

Ms. Dedenbach reviewed the Special Use Permit Analysis. She stated that the applicant is requesting a special use permit to allow neighborhood commercial for nature-based tourism and recreation. This use includes horse stables. The applicant is requesting that the land be used for the rental of stables, care of equines, and allowing for areas to exercise and ride horses; site plan approval is required prior to the commencement of any business operations or site development activity. For reference, Ms. Dedenbach included the Future Land Use Policy governing neighborhood commercial.

Ms. Dedenbach stated that the proposed use, as conditioned, is consistent with the Comprehensive Plan and Land Development Code. She recommended approval of the requested Special Use Permit subject to the following conditions:

The Application for a Special Use Permit is granted subject to the following conditions:

1. The Special Use Permit is issued to Edgar A. Langford, III, owner, for a special use permit to allow neighborhood commercial (nature-based tourism and recreation) on 130 acres in an Agriculture-2 district located at 6650 SE 75th Avenue (Tax parcel # 02-10-16-0000-0006- 0010).

Approval of a site plan (or plans), submitted in accordance with the regulations contained within the Land Development Code shall be required prior to the commencement of any business operations or site development activity. An application for preliminary development plan shall be submitted within one year of the approval of the special use permit by the Board of County Commissioners. Failure to submit a preliminary development plan within one year will result in the expiration of the special use permit. The Board of County Commissioners may grant a one-time extension of the preliminary site plan approval, not to exceed six (6) months, for reasons of hardship. The applicant must file the request for extension with the County prior to February 1, 2017.

3. Access to the site shall be from SE 75th Avenue as shown on the conceptual site plan. 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 reapplying for a SUP to allow neighborhood commercial uses.

4. Approval of this SUP does not alleviate the applicant's obligation to obtain all other applicable County, 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.

Discussion took place. Chairman Gray called for any public participation. Concerned citizens expressed their opinions and concerns regarding this request.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Kenrick Thomas, to approve SUP 02-2016 subject to the conditions presented by the County Planner. Chairman Gray called for any further discussion or public participation...none noted. He then called for the vote. Motion carried 4-0; Commissioner Sharon A. Langford abstained from discussion and voting.

County Administrator's Report continues...

- **Mills Engineering**: Mr. Crosby presented and requested the Boards approval to pay invoices from Mills Engineering, for the Townsend Mine Permit, in the amounts of \$3,420.00 and \$1,425.00. Mr. Crosby reminded the Board that they had requested that payment to Mills Engineering be held until the permit application has been received. He stated that he and Billy Cannon both have received copies that the permit application has been submitted. Discussion took place.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner D. Ray Harrison, Jr., to approve the two (2) invoices in the amounts of \$3,420.00 and \$1,425.00 to Mills Engineering for the Townsend Mine Permits. Motion carried unanimously.

- Rock Bluff Bridge Update: Mr. Crosby updated the Board on the status of the Rock Bluff Bridge project. He stated that the river has started to rise and has limited the work that could be performed at this time and the paint crew has pulled out. Discussion took place; no action needed at this time.

Parks & Recreation; Hart Springs

- Request to Waive Fee: Matthew Burke, a representative for the Canoe Race Event, addressed the Board and informed them of the intents for veterans during this event. He requested use of the Spring House @ Hart Springs with the fee waived during the Canoe Race Event. He also requested that the entry fees be waived for families and special guests that will be attending the closing ceremonies. Mitchell Gentry, Park Manager, spoke on the request. Discussion took place.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner D. Ray Harrison, Jr., to allow the use of the Spring House the weekend of the 12th and 13th with fees waived as well as the entry fees for families and special guests. Motion carried unanimously.

- Rate Changes and Proposed Refund Guidelines: Mr. Crosby presented the requests for Rate Changes and Proposed Refund Guidelines for Hart Springs, as submitted by Committee/Staff. He stated that he met with Mr. Romans, Mr. Newton and Mr. Gentry to discuss changes and guidelines. A handout was presented reflecting old fee and proposed new fees. Mr. Gentry reviewed the changes. Discussion took place.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner Marion Poitevint, to approve the change in Daily Entry from \$4 to \$5 and Annual Entry Pass from \$75 to \$85, with no addition of sale tax; sales tax will be added to everything else (not including Daily Entry and Annual Entry Pass). Motion carried 4-1; Commissioner D. Ray Harrison, Jr., voted NO.

- Discussion took place on Credit Card Refund Procedure. **It was the consensus of the Board to move forward with the Credit Card Refund Procedure as currently utilized.**
- Camp Native: Mr. Crosby requested permission to move forward with Camp Native, an online booking service, at no cost to the County. Discussion took place.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner Kenrick Thomas, to approve moving forward with Camp Native booking services, at no cost to the County. Motion carried unanimously.

Animal Control

- Overnight Travel Request: Mr. Crosby requested the Boards approval for overnight travel allowing Ericka Hudson to attend the Florida Animal Control Association Conference, March 11-13, 2016, cost not to exceed \$1,000.00. Discussion took place.

Motion by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Kenrick Thomas, to approve overnight travel for Ericka Hudson to attend the Florida Animal Control Association Conference, March 11-13, 2016, cost not to exceed \$1,000.00. Motion carried unanimously.

Veteran Services

- Overnight Travel Request: Mr. Crosby requested the Boards approval for overnight travel allowing Jim Mash to attend the County Veteran Service Officer Association training, May 8-12, 2016 with cost not to exceed \$1,000.00. Mr. Mash has requested approval to drive personal vehicle to assist with motorized scooter. Discussion took place.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Sharon A. Langford, to approve overnight travel for Jim Mash to attend the County Veteran Service Officer Association training, May 8-12, 2016 with cost not to exceed \$1,000.00; and to allow Mr. Mash to drive personal vehicle to assist with motorized scooter. Motion carried unanimously.

Agenda Change; Parks & Recreation

- Santa Fe Boat Ramp: Mr. Crosby requested approval of the contract with SouthArc, Inc., for archeological study at the Santa Fe Boat Ramp. This is required as part of the submittal for a grant. Discussion took place.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner D. Ray Harrison, Jr., to approve contract with SouthArc, Inc., for archeological study at the Santa Fe Boat Ramp as part of the submittal for a grant. Motion carried unanimously.

Agenda Change; Veteran Services

- Old VSO: Mr. Crosby presented a contract with ECT, for an asbestos study on the old Veteran Services Office. Discussion took place.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner D. Ray Harrison, Jr., to approve the contract with ECT, for an asbestos study on the VSO building. Motion carried unanimously.

General Government

- Discussion on BOCC Meeting Facility: Mr. Crosby presented additional options on the repairs for the BOCC Meeting facility. He stated that the amount budgeted for this project was \$97,390.85; the additional funds needed to satisfy the cost of the additional options is \$22,221.15 with the additional consideration of engineering fees of \$6,500.00. Discussion took place. The recommendation of considering the “additional option” repair of the masonry cracks on the front entrance, at the cost of \$1,932.00 funded from Other Buildings.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner D. Ray Harrison, Jr., to approve the repair of the masonry cracks on the front entrance satisfied, at the cost of \$1,932.00 funded from Other Buildings; and to consider the other additional options during the budgeting process. Motion carried unanimously.

FYI: Mr. Crosby presented for the Boards' information the Lime Rock Report, Library report and the Animal Control report.

Attorney's Report

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

FYI: Mr. Lang informed the Board that the meeting with Walpole, Coleman, and Staff concerning SE 79th and 71st was delayed and rescheduled for March 3, 2016.

Clerk's Report

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

Florida Department of State: Mr. Newton informed the Board that we did received the award of \$42,371.00, for the State Aid to Libraries Grant Program.

Budget Recap: Mr. Newton presented and reviewed the Budget Recap for Fiscal Year 2016, period ending January 28, 2016, for the Boards information.

Commissioners Reports

- Commissioner Poitevint will continue to serve on SREC
- Commissioner Poitevint asked about outside lighting being repaired at CR 138 Fire Station
- Commissioner Poitevint asked about the fencing at Solid Waste site at CR 138 Fire Station
- Commissioner Harrison questioned issues (mailboxes) on CR334 and CR 334A and asked that the Engineer address these issues

Old Business: None

New Business: None

Public Participation: None

Adjourn

With there being no further business... a *Motion was made by Commissioner Kenrick Thomas, seconded by Commissioner Sharon A. Langford, to adjourn. Motion carried unanimously.* Chairman Gray adjourned the meeting at **7:17 p.m.**

*Board of County Commissioners
Gilchrist County, Florida*

Attest:

Approved:

Todd Newton, Clerk of Court

Todd Gray, Chairman

The remainder of this page has been intentionally left blank. Although there are two (2) separate documents/forms that are incorporated as part of the official minutes