

MINUTES OF A REGULAR MEETING OF THE GILCHRIST COUNTY BOARD OF COUNTY COMMISSIONERS HELD NOVEMBER 21, 2016

The Gilchrist County Board of County Commissioners, in and for Gilchrist County, Florida, convened in a **Regular Meeting** on **Monday, November 21, 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; Donna Creamer, Administrative Assistant; John Ayers, Gilchrist County Journal; Lou Leone, Road Department Superintendent; Laura Dedenbach, County Planner; Ralph Smith, EM Director; Tim Powell, GC Building Inspector/Code Enforcement; Chief James Campbell, Fire/Rescue; Bobby Rush, Solid Waste Superintendent; Sheriff Bobby Schultz and Kieran Bryan, GCSO; Mitchell Gentry, Hart Springs Manager; Mark Litherland, Beard Equipment; Ray & Jane Rauscher; Katherine LaBarca; Greg Baily, NFPS, Inc.; and Lowell Chesborough.

Call to Order

Chairman Todd Gray called the meeting to order at 4:00 p.m. Pastor Kent Zimmerman, Turning Point Ministry delivered the invocation and Commissioner Kenrick Thomas led the pledge of allegiance.

Agenda

The Agenda was presented for the Boards' approval, with NO changes.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner D. Ray Harrison, Jr., to approve the Agenda, as presented, with NO changes. Motion carried unanimously.

Consent Agenda

Request for Payment Approval

SREC/SHIP Down Payment and Closing Costs

Austin Craven	\$29,000.00
Carrie Avery	\$21,500.00
Robin Norris	\$40,000.00

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

GSCO – Sheriff Bobby Schultz: Sheriff Schultz addressed the Board and requested a refund of \$25,000.00, out of the \$73,762.32 that was returned to the Board, for recurring expenses. Discussion took place.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Marion Poitevint, to approve the Sheriff's request for a refund \$25,000.00 of the \$73,762.32 that he returned, for recurring expenses. Motion carried unanimously.

County Administrator's Report

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

Department Head Reports

Solid Waste

- Push Wall: Mr. Crosby requested the Boards' approval to go out for RFP's to repair the "Push Wall" at the Solid Waste facility. He explained the need of the repair and the use of a push wall.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner D. Ray Harrison, Jr., to approve the request to go out for bid/RFP for Push-Wall repairs, at the Solid Waste Facility. Motion carried unanimously.

Road Department

- 670G John Deere Grader: Mr. Crosby requested the Boards' approval to lease a John Deere Grader, for 24 months/4,000 hours, at an annual cost of \$36,199.36. Mr. Crosby explained the need of this grader and stated that this expense has been budgeted. Discussion took place.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Kenrick Thomas to approve the John Deere 670G Grader Lease for 24 months/ 2000 hours year, at an annual cost of \$36,199.36; subject to County Attorney's approval of lease. Motion carried unanimously.

- SE 64th Street (Special Assessment): Mr. Crosby requested the Boards' approval to move forward with going out for bid on paving the SE 64th Street, Special Assessment project. Discussion took place.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Sharon A. Langford, to approve the request to move forward with going out for bid on paving the SE 64th Street, Special Assessment project. Motion carried unanimously.

EMS/Fire

- New Mobile Home for Station 5: Mr. Crosby requested the Boards' approval to purchase a new double-wide mobile home for living quarters, at Station 5 (Trenton Station), from Wayne Frier Super Center, in the amount of \$63,850.00. Currently the County EMS employees are being temporarily housed at the City of Trenton Fire Station.

Chief James Campbell updated the Board on the current living conditions. Discussion took place.

Motion made by Commissioner Kenrick Thomas made a motion to approve the purchase of a new double-wide mobile home for EMS Employees living quarters, at Station 5 (Trenton Station), from Wayne Frier Super Center, in the amount of \$63,850.00.

Chairman Gray called for a second... Discussion continued.

Mr. Ray Rauscher, Concerned Citizen, addressed the Board and question the fact that this mobile home is going to actually cost close to \$90,000.00, not \$64,000.00.

Mr. Crosby explained the additional costs/total cost of mobile home with foundation to not exceed \$90,000.00.

Chairman Gray called for a second to the motion made by Commissioner Thomas... ***MOTION DIES FOR THE LACK OF A SECOND.***

The Board directed the County Administrator to meet with the City of Trenton to discuss considering permanent Housing of EMS employees, at Trenton Fire House.

Chief Campbell expressed his concerns. He stated that there a lot of things at Station 5 that the City of Trenton Fire House doesn't have and they that are cramped for space now, should expansions and additional housing of equipment and exercises be considered.

4:30 p.m. Time Certain – Public Hearing

Resolution 2016-50 & BE16-014: Mr. Richard Romans presented Resolution 2016-50 & BE16-014, Amending the Transportation Fund Budget Amendment, for the Boards' approval. He read the resolution for the record, the short title is as follows:

RESOLUTION 2016-50

A RESOLUTION OF THE GILCHRIST COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE TRANSPORTATION TRUST FUND BUDGET. THIS AMENDMENT IS FOR UNANTICIPATED FUNDS FROM A LEASE BUY-BACK ON A VOLVO GRADER PAID TO GILCHRIST COUNTY UPON TERMINATION OF THE LEASE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Marion Poitevint, to approve Resolution 2016-50 and BE16-014. Motion carried unanimously.

County Administrator's Report continues...

Department Head Reports

EMS/Fire

- Ambulance Remount: Mr. Crosby requested the Boards' approval to move forward with the Ambulance Chassis Remount. He stated that funds have been budgeted for this purchase. A bid from ETR, in the amount of \$126,620.00 has previously been used and is still active at this time. It was mention that the used chassis could be traded in for \$1,500.00. Discussion took place.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner D. Ray Harrison, Jr., to approve the chassis remount with ETR based on prior bid of \$126,620.00 and to trade used chassis in at a price of \$1,500.00. Motion carried unanimously.

4:45 p.m. Time Certain

SP 2015-03: A preliminary site plan review for a gas station and convenience store (neighborhood commercial) on 7.36 acres located in the northwest quadrant of SR 47 and CR 340.

Before presentation and discussion of SP 2015-03, Chairman Commissioner Todd Gray relinquished the gavel to Vice Chair Commissioner Kenrick Thomas as he abstained from discussion and voting on this item due to the fact that Commissioner Gray is a contractor and may have the potential to build for the applicant. A copy of Form 8B Memorandum of Voting Conflict will be inserted as part of this official document.

Ms. Laura Dedenbach, County Planner, presented SP 2015-03, A request by Hudson Food Stores, Inc., owner, for a preliminary site plan review for a gas station and convenience store (neighborhood commercial) on 7.36 acres located in the northwest quadrant of SR 47 and CR 340.

Ms. Dedenbach's Staff Report reflected the following:

The subject property is located in the northwest quadrant of the intersection of SR 47 and CR 340. The current use of the property is timberland. The property is surrounded by agricultural land uses. The Deel Dive Shop (SUP2014-02 & SP2016-03) is located in the northeast quadrant of the intersection. [A final development plan is being prepared for this site.] The 340 Corner Stop (SUP08-07/SP2010-02) is located in the southwest quadrant of the intersection. [Approvals and extensions for the SUP and SP have lapsed.]

The proposed preliminary development site is 7.36 acres. On the site is a 5,072 square-foot convenience store building. Fueling islands are located to the east and north of the building. The

fueling stations on the north side of the building are intended to serve Custom Pine Straw trucks. Access from the site is from CR 340 and SR 47.

Ms. Dedenbach stated that the preliminary development plan meets the requirements of the Land Development Code and the approved Special Use Permit; and is consistent with the Comprehensive Plan and Land development Plan.

Ms. Dedenbach recommended approval with the following conditions of the request for preliminary development plan approval for a gas station and convenience store (neighborhood commercial) on 7.36 acres located in the northwest quadrant of SR 47 and CR 340:

1. *The applicant shall file a final development plan pursuant to Section 12.02, LDC, for approval prior to the commencement of any business activities or site construction activities on the site.*
2. *Any violation of this approval or conditions thereof, shall cause the revocation of this approval 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 approval may be presented by any person including a resident, the County Code Enforcement Officer, or other County official. Once the approval has been revoked pursuant to this provision, the owner shall be prohibited from re-applying for a preliminary development plan to allow neighborhood commercial uses, specifically a convenience store and gas station.*
3. *Approval of this preliminary development plan does not alleviate the applicant's obligation to obtain all other applicable state and federal permits.*

This preliminary development plan:

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.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Sharon A. Langford, to approve SP2016-03, based on Staff recommendations. Vice Chairman Thomas

called for any public comments/participation, none noted. He then called for the vote. ***Motion carried 4-0, Commissioner Todd Gray abstained from the vote.***

Vice Chairman Commissioner Kenrick Thomas relinquished the gavel back over to Chairman Commissioner Todd Gray.

County Administrator's Report continues...

Communications

- **Public Radio System:** Mr. Crosby addressed the issue of the Public Radio System. He explained the intentions of upgrading the Public Radio System. Mr. Crosby stated that there would be expenditures in the amount of \$8,522.00 to evaluate the update of the radio system. Discussion took place.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Kenrick Thomas to approve the update and testing for the Public Radio System, in the amount of \$8,522.00. Motion carried unanimously.

5:00 p.m. Time Certain

VAR 2016-02: A request to reduce the side setback from 25 feet to 19.4 feet on 5.05 acres located at 4800 SW 22nd Court, Bell.

Laura Dedenbach, County Planner, presented VAR 2016-02, A request by Luke Grant, owner, to reduce the side setback from 25 feet to 19.4 feet on 5.05 acres located at 4800 SW 22nd Court, Bell, FL.

Ms. Dedenbach's Staff Report reflected the following:

A mobile home was located within the 25-foot required side setback. The need for the proposed variance does not arise from the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property. Nor, is the proposed variance likely to apply to other properties (section 12.05.04, LDC).

It was Ms. Dedenbach's recommendation that the Gilchrist County Board of County Commissioners could approve of the requested Variance to reduce the side setback from 25 feet to 19.4 feet, as shown in the applicant's submitted application.

The Application for a Variance could be granted on the following bases pursuant to Section 12.05.04, LDC:

1. *There are practical and economic difficulties in carrying out the strict letter of the regulation, which would require moving the home. This would be disruptive to the home owner.*

2. *The variance request is not based exclusively on a desire to reduce the cost of developing the site.*
3. *The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.*
4. *The effect of the proposed variance is in harmony with the general intent of the LDC.*

Discussion took place.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Kenrick Thomas, to approve VAR2016-02 pursuant to Section 12.05.04, LDC, based on points, as noted in Staff report. Chairman Gray called for any public comment, none noted. He then called for the vote. ***Motion carried unanimously.***

County Administrator's Report continues...

Tourist Development Council

On behalf of the TDC, Mr. Crosby presented, for the Boards' approval, the following items that were approved by the TDC Committee at their November 14, 2016 meeting:

- i. Permission for Donna Creamer travel to Atlanta Boat Show (January 10-16, 2017) to promote Gilchrist County
(Note – Atlanta Boat Show Travel Expenses will be reimbursed by Natural North Florida & VISIT FL*
- ii. Permission for Donna Creamer travel to Chicago Travel & Adventure Show (January 19-23, 2017) promote Gilchrist County
(Note – Chicago Travel & Adventure Show Travel Expenses will be reimbursed by Natural North Florida & VISIT FL*

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Marion Poitevint, to approve the request by the TDC allowing Donna Creamer to travel promoting Gilchrist County. Motion carried unanimously.

Ms. Donna Creamer updated the Board on her trip to London. Very successful in representing Gilchrist County.

General

- **Letter of Support:** Mr. Crosby requested the Boards' approval to send a *Letter of Support*, to North Florida Economic Development Partnership (NFEDP), in support of the North Florida Economic Development Grant application being submitted to the Department of Economic Opportunity to benefit the economic development and growth of North Florida.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner D. Ray Harrison, Jr., to approve the Letter of Support to NFEDP for support of application being submitted to the Department of Economic Opportunity to benefit the economic development and growth of North Florida. Motion carried unanimously.

- Florida Rural Economic Development Priorities: Mr. Crosby presented, for the Boards' approval and support, the consensus list of Florida Rural Economic Development Priorities. Discussion took place.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Marion Poitevint, to approve support of the Florida Rural Economic Development Priorities. Motion carried unanimously.

- Sable Trail Progress: Mr. Crosby updated the Board on the progress of Sable Trail. He stated that he met with representatives of Sable Trails and that they should be through with the drilling under the river this week.

Sabal Trails asked Mr. Crosby to request the Boards approval for the purchase of water, monitored by meters, from any of our three locations at \$7.00/per 1000 gallons. Discussion took place.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Kenrick Thomas, to approve the request made by Sabal Trail for the purchase of water at \$7.00/per 1000 gallons, as to conditions stated by Mr. Crosby.

Mr. Newton questioned payment process. Mr. Crosby stated that we would bill them, by letter, at the end of the job, per the meter reading for number of gallons used. Mr. Crosby also stated that Sabal Trail made a comment that if the County were to accept this request that they would make a generous donation to the Fire Department! Discussion took place.

Chairman Gray restated the motion on the floor made by *Commissioner Harrison, seconded by Commissioner Thomas to approve the purchase of water, and details to be worked out by Staff (Bobby Crosby, Duke Lang and Mr. Nichols)*. He then called for the vote. ***Motion carried unanimously.***

FYI

- Monthly Reports: Mr. Crosby provided for the Boards' information the Monthly Reports from the Library, Animal Control, Solid Waste and Road Department.

Attorney's Report

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

Resolution Number 2016-51: Mr. Lang presented a request for the Board to approve a resolution in support of National Water Trail Designation of the Suwannee River in Gilchrist County, Florida.

Ms. Donna Creamer, Staff Assistant, explained the purpose of the resolution that it endorses the Office of Greenways & Trails application for designation of the Suwannee River in Gilchrist County as a National Water Trail by the United States Department of the Interior. Discussion took place.

Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Sharon A. Langford to approve Resolution 2016-51. Mr. Lang read the short title for the record. Chairman Gray then called for a vote. ***Motion carried unanimously.***

Clerk's Report

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

EMS Grant Award: Mr. Newton presented for the Boards' approval, the acceptance of the EMS Grant, in the amount of \$1,607.00; the purpose of grant is to improve and expand prehospital EMS.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner Marion Poitevint, to approve and accept the EMS Grant award, in the amount of \$1,607.00, to improve and expand prehospital EMS. Motion carried unanimously.

For the Boards' information, Mr. Newton provide and reviewed a Hart Springs Analysis, a Budget Recap for FY 2016, Period Ending 09-30-2016 and a Budget Recap for FY 2017, Period Ending 11-18-2016. Discussion took place. No action needed.

Old Business: None

New Business

Chairman Gray relinquished the gavel to the Clerk in order to proceed with the nominations and appointment of the new 2016/2017 Chairman and Vice Chairman.

Mr. Newton called for nominations for Chairman. **There was a nomination and a second to appoint Commissioner D. Ray Harrison, Jr. as Chairman.** Mr. Newton asked if anyone opposed, none noted.

Commissioner D. Ray Harrison, Jr. will serve as Chairman of the Gilchrist County Board of County Commissioners for 2016-2017.

The Clerk called for nominations for Vice Chairman. There was a nomination and a second to appoint Commissioner Todd Gray as Vice Chairman. Mr. Newton asked if anyone opposed, none noted.

Commissioner Todd Gray will serve as Vice Chairman of the Gilchrist County Board of County Commissioners for 2016-2017.

The Clerk relinquished the gavel to Chairman Harrison.

Moving on...

Public Participation: None

Adjourn

With there being no further business... a *Motion was made by Commissioner Todd Gray, seconded by Commissioner Kenrick Thomas, to adjourn. Motion carried unanimously.* Chairman Harrison adjourned the meeting at **6:12 p.m.**

*Board of County Commissioners
Gilchrist County, Florida*

Attest:

Approved:

Todd Newton, Clerk of Court

D. Ray Harrison, Jr., Chairman