

## **MINUTES OF A REGULAR MEETING OF THE GILCHRIST COUNTY BOARD OF COUNTY COMMISSIONERS HELD JUNE 5, 2017**

The Gilchrist County Board of County Commissioners, in and for Gilchrist County, Florida, convened in a **Regular Meeting** on **Monday, June 5, 2017, 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 Marion Poitevint</i>
<i>District V</i>	<i>Commissioner Kenrick Thomas</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; Tim Powell, Building/Code Enforcement Official; Chief Deputy Jeff Manning, GCSO; Chief James Campbell, GC Fire Rescue/EMS; Ralph Smith, GC Director of Emergency Management; Laura Dedenbach, County Planner; Tommy Langford, Allen Stine, Doug Martin and Stoney Smith, Hudson Foods; Gayle and Herbie Brown, Jr.; Debra Preble and Jamie Bell, Preble-Rish; Katherine LaBarca; Tori Humphries, NFPS, Inc.; Ross, Harold and Valerie Higginbotham; Keith Mock, Mock Land Group; Matthew J. Brown; and Leon Wyszowski.

### **Call to Order**

Chairman D. Ray Harrison, Jr., called the meeting to order at 4:00 p.m. Commissioner Todd Gray delivered the invocation and Commissioner Kenrick Thomas led the pledge of allegiance.

Chairman Harrison announced that the 4:30 p.m. time certain regarding SUP2017-04 has been cancelled due to agent not available due to injury and will be continued to next meeting.

### **Agenda**

The Agenda was presented with noted time certain cancellation.

***Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Marion Poitevint, to approve the Agenda, as presented, with noted change(s). Motion carried unanimously.***

### **Consent Agenda**

#### **Approval of Bills**

On file in Clerk's Office ..... May 2017

### **Approval of Pay Requests**

Barbara Merritt, Tax Collector

Postage Reimbursement for 2017 Installment Tax Statements (June) ... \$344.51

SREC/SHIP

Yvonne Kretz, down payment and closing costs ..... \$17,299.35

Herbert Hilliard, SHIP Repair Application ..... \$38,577.10

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

### **County Administrator's Report**

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

#### **Road Department**

- **Disposition Request:** Mr. Crosby presented a request for disposition of a vehicle from the Road Department. Mr. Crosby also requested permission to advertise and sell this vehicle; ID Number: 1995 Freightliner, Serial Number: 1FV3GFBC7SL611720.

*Motion made by Commissioner Todd Gray, seconded by Commissioner Kenrick Thomas, to approve the request for disposition of a 1995 Freightliner, ID#1FV3GFBC7SL611720 and to put it out for bid. Motion carried unanimously.*

#### **General**

- **Sun Springs Boat Ramp:** Mr. Crosby addressed the issue of Sun Springs Boat Ramp (Uler Landing) Property. He reported back on recommendation of County Engineer. The recommendation of the engineer is as follows:

*Dewberry | PREBLE-RISH*

*RE: Sun Springs Boat Ramp Land Exchange Assessment*

*At your direction we were asked to review a proposed land exchange at the Sun Springs Boat Ramp (aka WLB Park) located off SW 25<sup>th</sup> Street.*

*The proposed swap is shown in the attached exhibit (on file) and consists of the County trading 0.42 acres towards the eastern end of its parcel for 0.42 acres on a parcel to the north owned by Herbert and Gayle Brown.*

*After review of the proposed areas at this time we respectfully recommend the County does not engage in this land exchange.*

*The proposed land exchange would leave the County potentially unable to expand the Sun Springs Boat Ramp parking area, as the 0.42 acres currently owned by the Browns is within the 75' Suwannee River setback area, floodway area and shown as wetlands per the National Wetlands Inventory.*

*However the County owned land is outside this setback and is shown as uplands.*

*Therefore in order to provide for future development at Sun Springs Park (expansion of parking, addition of pavement requiring a stormwater management facility, etc.) we recommend the County retain possession of the current parcel boundaries.*

*Sincerely,  
Rob Davis, P.E.  
Gilchrist County Engineer*

*Att: Parcel Exhibit*

Property owners were present for discussion.

***Motion made by commissioner Todd Gray, seconded by Commissioner Sharon A. Langford, to follow engineers recommendation of not accepting the land swap at the Sun Springs Boat Ramp, as presented. Motion denied 5-0.***

FYI

- Spring 2017 Cycle Rural County 911 Reimbursement: For the Boards' information, Mr. Crosby informed them that the Spring 2017 Cycle Rural County 911 Reimbursement Grant, in the amount of \$37,628.98. He stated that these funds have to be used for the maintenance in E911, and dispatch.

**Attorney's Report**

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

For the Boards' information, Mr. Lang presented upcoming issues for the July 6, 2017 meeting, as follows:

Ordinance 2017-03, Establish Speed Limit for SW 10<sup>th</sup> Street (Time Certain)

Ordinance 2017-04, Establish Speed Limit for SE 17<sup>th</sup> Trail (Time Certain-Nettles Grade)

Resolution 2017-18, Road Closing in Section 34, Twp. 9 South, Range 16 East (Time Certain-Langford)

Nothing further at this time.

### **4:15 p.m. Time Certain**

SP2016-03 Hudson Food Stores, Inc., Final Site Plan Review: Ms. Laura Dedenbach, County Planner, presented SP2016-03 Hudson Food Stores, Inc., Final Site Plan Review. She presented for the Boards' consideration and approval of the revisions to SP2016-03:

*RE: Review Comments on Hudson Food Stores Final Development Plan (FDP 2017-03)*

*Gilchrist County staff has completed its review of the final development plan for Hudson Food Stores (SUP 2015-04/SP 2016-03/FDP 2017-03). At this time, we concur that significant changes have been made that cause the final development plan to substantially deviate from the preliminary development plan approved by the Board of County Commissioners (BCC) on November 21, 2016. There may be good reasons for the changes; however, the cumulative impact of the changes is beyond staffs authority to administratively approve. Thus, we recommend that the final development plan be presented to the BCC at their June 5, 2017 meeting for review and approval.*

*Changes to the final development plan include the following. Where noted, additional information is required:*

- 1. The building square footage increased from 5,072 square feet to 6,000 square feet. No additional information is needed.*
- 2. The number of parking spaces increased by 7 spaces and the addition of truck parking. No additional information is needed.*
- 3. The preliminary development plan shows above-ground fuel tanks. The final development plan shows those tanks in a different location and placed underground. The final development plan package does not show details for the specific placement of those tanks, the depth of placement, and the containment plans in the event of fuel leaks or spills. Additional information on the underground fueling tanks will need to be submitted for review and inclusion in the BCC packet by May 24, 2017.*
- 4. The SR 47 entrance has been relocated and stormwater retention facilities have been added with the new entrance. Staff assumes this is to comply with FDOT'S requirements. If so, no additional information is needed. We will need a revised SRWMD ERP showing that the proposed changes to the stormwater system have been approved by SRWMD. This information should be submitted for review and inclusion in the BCC packet by May 24, 2017.*
- 5. There are additional small changes, such as the addition of a loading rack and the relocation of the dumpster, which are minor. No additional information is needed.*
- 6. While the septic tanks are shown on the dimension site plan, the drainfield is not shown. The drainfield should be located on the plan and submitted for review and inclusion in the BCC packet by May 24, 2017.*

*Sign Application: Included in the final development plan set is an application for a permanent accessory sign. Applications for signs are approved administratively, Staff provides the following comments on the sign:*

1. *The location of the sign should be located on the dimension site plan sheet.*
2. *The sign, as submitted, does not meet the requirements of Article 9 "Signs", Land Development Code (LDC).*
  - *The proposed sign is considered a permanent accessory sign per Section 9.05, LDC.  
Permanent accessory signs can be either ground signs or building signs or a combination thereof. In this case, the applicant has applied for a ground sign. Building signs were not included in the application.*
  - *Section 9.05.03(A), LDC, requires that there be only one (1) ground sign, with a maximum height of 12 feet and a maximum sign area of 64 square feet.*
  - *The proposed sign height is 32 feet, which is well in excess of the 12-foot maximum. This needs to be revised by the applicant to conform with the LDC.*
  - *Calculations of sign area must be provided by the applicant. To the extent that the sign area exceed 64 square feet, the sign area needs to be revised by the applicant to conform with the LDC.*
3. *Sign permits are approved by the Planning Director pursuant to Section 9.01.01, LDC. At this time, I cannot approve the sign permit as it does not comply with the LDC. The applicant should revise the sign permit application to be consistent with the LDC and provide any proposed building signs as a part of that re-submittal. These revisions should be submitted as soon as possible, but are not part of the final development plan review by the BCC. Variances to the sign regulations will have to be processed separately from the final development plan at a later meeting. I will not recommend approval of variances to height or sign area.*

***Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Marion Poitevint, to approve SP2016-03 and FDP 2017-03, for Hudson Food Stores, Inc., as presented, with revision. Motion carried unanimously.***

### **Clerk's Report**

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

**Budget Recap:** For the Boards' information, Mr. Newton presented and reviewed a Budget Recap for Fiscal Year 2017 for the Period Ending June 2, 2017.

Bid Results from County Owned Properties Sale: Mr. Newton presented the bid results from the County Owned Properties Sale that was held on May 31, 2017. There was a total of forty-six (46) parcels looking for bids. He requested direction from the Board whether to accept all the bids as received. Discussion took place.

*Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Todd Gray to approve and accept bids as received on parcels at May 31, 2017 sale. Motion carried unanimously.*

Martha Roberts; 1990 Special Assessment Lien: Mr. Newton addressed the issue of two (2) parcels of land that the title company was trying to close on and during their research they found that there were two special assessment liens from back in the 90's. They were trying to determine what was required to satisfy those liens. Mr. Newton stated that in doing the calculations each parcel, with interest was going to be around \$10,000.00 a piece, for two lots in the City of Trenton. He stated that he himself, Mr. Crosby and Mr. Lang researched this issue to the best of their ability. Discussion took place.

*Motion made by Commissioner Todd Gray, seconded by Commissioner Marion Poitevint, to accept \$144, per lien, to satisfy Special Assessment Liens Book 169 page 289 and Book 178 page 121, to Martha Roberts. Motion carried unanimously.*

July 6<sup>th</sup> Agenda Packets: Mr. Newton informed that Board that due to a conference scheduled the week prior to meeting on July 6<sup>th</sup>, Staff Reports for the County Administrator and County Attorney, as well as any other agenda items, will need to be turned in to Patty on either Friday 6/23 or Monday 6/26 before departing.

### **Commissioners Reports**

- Commissioner Kenrick Thomas stated that he received a good report on EMS Services performed by Rebecca Creech, Greg Pealer, Shane Taylor and Dan Frost

### **Public Participation**

- Mr. Lowell Chesborough informed the BOCC about some questionable situations around Gilchrist County; he asked about follow-up procedures on Code Enforcement Violations.

BOCC **requested** that the Code Enforcement procedures be followed on the parcels in question

**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 Todd Gray, to adjourn. Motion carried unanimously.* Chairman Harrison adjourned the meeting at **5:02 p.m.**

*Board of County Commissioners  
Gilchrist County, Florida*

*Attest:*

*Approved:*

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*Todd Newton, Clerk of Court*

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*D. Ray Harrison, Jr., Chairman*