

Regular Meeting
Commission Board Room
Dixie County Courthouse
214 NE Hwy 351, Cross City, FL 32628
February 01, 2024 – 10:00 AM

The Board meetings are audio recorded. The public can hear and participate in the meeting via conference call by dialing 1(917)900-1022 and enter code 32628.

COMMISSIONERS

Jody Stephenson, District 1, Vice Chairman
Daniel Wood, District 2
Mark Hatch, District 3
Jamie Storey, District 4, Chairman
David Osteen, District 5

STAFF

Paul Gainey, Acting Assignment County Manager
Martha McCaskill, Acting Assignment Asst. County Manager/
Administrative Asst./Grant Coordinator
Chana Watson, County Attorney
Jacki Johnson, Chief Financial Officer
Brenda Royal, Chief Financial Officer
Barbie Higginbotham, Clerk of Court
Verna Wilson, Chief Deputy Clerk
Joannie Morse, Deputy Clerk

1. CALL TO ORDER

The Board Meeting was called to order at 10:03 AM by Commissioner Storey.

2. INVOCATION AND PLEDGE TO THE AMERICAN FLAG

The Invocation was led by Commissioner Hatch and the Pledge to the American Flag was led by Commissioner Stephenson.

3. APPROVAL OF COMMISSION MINUTES

Commissioner Osteen made the motion to approve Minutes from the BOCC and CC Workshop of January 17, 2024. Commissioner Hatch seconded. Board approved.

Commissioner Stephenson made the motion to approve Minutes from the Regular Meeting of January 18, 2024. Commissioner Osteen seconded. Board approved.

Commissioner Stephenson made the motion to approve Minutes from the SREC and Community Center Workshop of January 18, 2024. Commissioner Wood seconded. Board approved.

4. VOUCHER APPROVAL

Commissioner Stephenson made the motion to approve the vouchers. Commissioner Wood seconded. Board Approved.

5. CONSTITUTIONAL OFFICERS

None were present.

PUBLIC HEARING: THE PUBLIC HEARING MAY BE CONTINUED TO ONE OR MORE FUTURE DATES. ANY INTERESTED PARTY IS ADVISED THAT THE DATE, TIME, AND PLACE OF ANY CONTINUATION OF THE PUBLIC HEARING SHALL BE ANNOUNCED DURING THE PUBLIC HEARING AND THAT NO FURTHER NOTICE CONCERNING THE MATTERS WILL BE PUBLISHED.

The motion to go into the Public Hearing was made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.

Dixie County Land Development Code

As required by Section 163.2202 F.S.

Consistent with the Dixie County Comprehensive Plan

Repeals Land Development Code adopted September 1990 and all subsequent amendments

Adopts Dixie County Land Development Code consisting of the following articles.

ARTICLE I: GENERAL PROVISIONS

ARTICLE II: ZONING

ARTICLE III: SPECIAL DISTRICTS

ARTICLE IV: NATURAL RESOURCE PROTECTION STANDARDS

ARTICLE V: ADEQUATE PUBLIC FACILITIES

ARTICLE VI: DEVELOPMENT OPTIONS

ARTICLE VII: DEVELOPMENT STANDARDS

ARTICLE VIII: SIGNS

ARTICLE IX: AGENCIES, BOARDS AND OFFICERS

ARTICLE X: ADMINISTRATION

ARTICLE XI: INTERPRETATIONS, EXCEPTIONS, EQUITABLE RELIEF, AND ENFORCEMENT

ARTICLE XII: DEFINITIONS

(First Reading 12-07-2023, Second Reading Tabled 12-21-2023, 01-18-2024) This is the Second Reading. Second Reading Tabled on 02-01-2024, recommended to start from scratch with a new one.

Building Official Leon Wright states that he is requesting to table this because of an issue with chapter sixteen (16) in Municode. He said that in January 2018 the planning council placed chapter sixteen (16) inside the Land Development Code. He added that there used to be a standalone flood plan ordinance; however, it is now tucked into the Land Development Code. He states further that the Federal Department of Emergency Management (FDEM) did not approve this and was in opposition to this decision. Mr. Wright recommends tabling and bringing the flood plan ordinance back into chapter sixteen (16) where it should go and prepare to bring a new reading of the Flood Plan and The Land Development Code at the same time.

Commissioner Stephenson made the motion to table The Land Development Code Second Reading. Commissioner Osteen Seconded. Board Tabled.

Attorney Chana Watson recommended when they are finished with the Land Development Code they will readvertise and bring back to the Board for the first and second reading again.

Mr. Wright recommended once these documents are ready to bring all three back to the Board at the same time; The Land Development Code, Flood Plain, and Code Enforcement and also mentioned that these will all three be individual codes.

Mr. Wright also recommended going ahead and voting to appoint the members of the Local Planning Council. He provided a list of names of those to be voted on.

These include:

Gary Jones
Chris McKenzie
Collen Dyals
Karen VanArnam
Sarah Ross

Commissioner Osteen made the motion to appoint the Local Planning Council Board Members. Commissioner Stephenson seconded. Board approved.

Mrs. Mary Goodrich asked if these codes affect the residents already living in the county.
Mr. Wright said it would not.

Mr. Wright presented the Preliminary Plat for Topagena Subdivision and requested approval from the Board to move forward with construction documents.

Commissioner Stephenson made the motion to move forward in discussion of the Topagena Subdivision. Commissioner Hatch seconded. Board approved.

Mr. Wright stated the lot sizes previously were different but have been changed to meet the lot size requirements.

Commissioner Hatch stated that the Retention area was in question.

Mr. John Lamb addressed the Board regarding the retention pond area. He stated that the retention pond was previously shown farther down into the wetlands, but they have since moved it up higher. Mr. Lamb stated that the engineer said it is acceptable now that it is higher on the hill.

Mr. Wright added that any changes in construction documents must come back to the Board for approval.

Commissioner Stephenson asked if the road issue with the neighbor was resolved.

Mr. Lamb stated the neighbor ended up moving it himself and he thanked him for doing that.

APPLICATIONS for VARIANCES

A petition by **Jeffrey and Rebecca McGuire** located on the property as described as follows: Dixie County Parcel # 30-13-12-3596-0001-0090, 119 SE 218 Street, Old Town, FL 32680, to request a **Variance** for a reduction of front setbacks from 25 feet down to zero feet, reduce rear setback of 15 feet down to zero feet and reduce side setbacks (east & west) from 10 feet to zero feet for new home construction. by the petition dated 01/11/2024 which is located within Section 4.7.7 RSF/MH subparagraph (2) of the Dixie County Land Development Regulations in accordance with section 12.3 Variance Procedures.

(Commission District 3, Mark Hatch)

Mr. Wright recommended not going closer than **five** feet on setbacks because it would change the fire code.

Commissioner Stephenson stated that if you go to zero setbacks this could encroach upon your neighbor's property.

Commissioner Hatch asked if there was any opposition.

Property Owner Jeff Mcquire stated that the lots were designed for narrow homes, and there should be no concern about runoff on each side of him.

Commissioner Stephenson asked Mr. Mcquire if that would be a zero setback from the eve or the side of the home.

Mr. Mcquire said that the way the home is going to be positioned that it should be about seven (7) feet setback.

Commissioner Hatch asked Mr. Mcquire if five (5) feet would be sufficient for the setbacks.

Mr. Mcquire answered yes.

Commissioner Hatch made the motion to approve the variance with the reduction of setbacks from Zero (0) feet to five (5) feet. Commissioner Wood seconded. Board approved.

Mr. Wright also mentioned that in review of the Land Development Codes they found some mistakes with the maps that need to be corrected. He stated they will look into the vested rights of some of the subdivisions and get this as well as other mistakes corrected.

Commissioner Osteen made the motion to go back to the Board meeting. Commissioner Stephenson seconded. Board approved.

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.7.7 SUBPARAGRAPH (2) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT A REDUCTION OF FRONT SETBACKS FROM 25 FEET DOWN TO FIVE FEET, REDUCE REAR SETBACK OF 15 FEET FOR NEW HOME CONSTRUCTION, IN ACCORDANCE WITH THE PETITION DATED JANUARY 11, 2024
2024-05 Jeffrey and Rebecca McGuire

Commissioner Hatch made the motion to approve the Resolution 2024-05 request made by Jeffrey and Rebecca McGuire. Commissioner Wood seconded. Board approved.

ORDINANCE 2023-12

AN ORDINANCE OF THE DIXIE COUNTY BOARD OF DIXIE COUNTY COMMISSIONERS, CROSS CITY, FLORIDA, REPEALING AND REPLACING ITS LAND DEVELOPMENT CODE, ORDINANCE NO. 1990-04, AND ALL SUBSEQUENT AMENDMENTS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 163.3202 FLORIDA STATUTES WHICH REQUIRES REGULATIONS TO BE PREPARED AND ADOPTED WHICH IMPLEMENT THE COUNTY OF DIXIE COMPREHENSIVE PLAN, FOR THE SUBDIVISION OF LAND, THE USE OF LAND AND WATER, AREAS SUBJECT TO SEASONAL AND PERIODIC FLOODING, PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS DESIGNATED IN THE COUNTY OF DIXIE, FLORIDA COMPREHENSIVE PLAN,(SIGNAGE RESERVED) , PROVISIONS FOR THE PROTECTION OF POTABLE WATER WELLFIELDS, DRAINAGE AND STORMWATER MANAGEMENT, ENSURING THAT POUBLIC FACILITIES AND SERVICES MEET OR EXCEED THE STANDARDS ESTABLISHED IN THE CAPITAL IMPROVEMENTS ELEMENT OF THE COUNTY OF DIXIE COMPREHENSIVE PLAN AND ARE AVAILABLE WHEN NEEDED FOR DEVELOPMENT AND PROVISIONS FOR ENSURING SAFE AND CONVENIENT ONSITE TRAFFIC FLOW AND CONSIDERING NEEDED VEHICLE PARKING; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

First Reading 12-07-2023

Second Reading 12-21-2023 Tabled

Second Reading 01-18-2024 Tabled

Second Reading 02-01-2024 Tabled

6. DENNY GEORGE- Cancelled and Rescheduled to 2-15-24 BOCC meeting.
Flag Presentation

7. KAY MCCALLISTER, TOURIST DEVELOPMENT COUNCIL

Mrs. McCallister informed everyone that the Hurricane recovery is coming along nicely. She states there have been some challenges with the Shired Island and Horseshoe Beach Parks, but they are working on these and are hoping to get grants to build them back better than before.

Mrs. McCallister also shared that the VFW group state meeting was held at The Putnam Lodge and brought a nice boost to the tourism economy. She said all the rooms at the Putnam Lodge were booked for several nights and they had overflow to other hotels.

Mrs. McCallister said she just returned from a four (4) day Amana RV and Camping Show promoting Dixie County. She is still working on the short-term overnight license program, but it was delayed because of the hurricane.

Mrs. McCallister stated that The Visit Florida Program has provided our county with a \$100,000.00 dollars hurricane relief grant for marketing recovery, and they also have a film crew coming to Dixie at the end of month. The film crew will be making a film about fishing, cycling, fresh seafood and other area activities. After the film is made, they will market it to inform people that the county has recovered from the hurricane, and we are open for business.

Mrs. McCallister said the Christmas on the Farm in December went well. They had some rainy weather, but they want to have another one again next year.

Mrs. McCallister said there was a Horseshoe Music Festival last weekend. She stated they had some bad weather, but the festival kept going.

She reminded of a couple of events coming up which include:

The Fiddler Crab Festival on February 16-18th.

The Suwannee Arts and Nature Festival run through the Library will take place on March 9, 2024. This is their seventh (7th) year.

Horseshoe Beach Shrimp Festival is scheduled for April 6, 2024.

The Main Horseshoe Beach Festival is scheduled for May 25, 2024.

The Cross City Centennial event is scheduled for April 20, 2024.

Mrs. McCallister shared that the Tourism Board is in the process of updating their website and this will contain a calendar for community events. She also encouraged everyone to join them on Facebook at VisitDixie Facebook Group.

Commissioner Hatch shared about the Board's experience at the Rural County Days. He said that all the board members were present. He also stated they promoted peanuts and farming as well as gave tourist information concerning boating and fishing. He also thanked Mrs. McCallister for her help.

Mrs. McCallister informed the board of some new Tourism Council Board Members from the Jena area. These include: Shelly Ross, Sara Ross, and Paul Greenwood.

Mrs. McCallister reminded of a Workshop on Tuesday, March 5, 2024, at 4:00 PM at the Library Board Room for a Visit Florida Meeting regarding rental property advertisement.

8. KATRINA VANAERNAM AND SHIELA FRIERSON, DIXIE COUNTY ANTI-DRUG COALITION

Mrs. Sheila Frierson spoke regarding the four (4) recovery groups available weekly for anyone who may need help with recovery in many ways. She states these groups are open and free to the public. Mrs. Frierson also mentioned that in April they will be sponsoring Uplift to Tri County. She explained that this is a community-based program designed to help prepare churches and faith-based communities in Dixie, Gilchrist, and Levy Counties to reach people who are at risk for suicide, mental illness, and substance abuse. She said this is a free program which can be assessed for registration on their Facebook page.

9. STEVE COPELAND, SUWANNEE WATER AND SEWER MANAGER

Mr. Copeland stated that they are down to 929 active accounts in Suwannee due to Hurricane Idalia. He said they have gone from 956 accounts down to 929 accounts. He also mentioned they have completed 161 reinstalls of grinders, lids, control cables and control boxes and have about 814 more to go.

Mr. Copeland also stated that he has been in contact with The Florida Division of Emergency Management (FDEM), and they were supposed to help with the grinder installs in December of 2023, but they backed out at the last minute, but have since said that they will start again in about two (2) weeks. They will try and get around 10 completed daily.

Mr. Copeland said he has been riding around the county with Federal Emergency Management Association (FEMA) and they are marking storm damaged meters and hopefully will approve a 400-meter purchase for us- provided through their department.

Mr. Copeland informed the Board that the sewer and water main leak have been repaired. He also states that the sewer plant inspection by Florida Department of Environmental Protection (FDEP) has been postponed to March 12, 2024.

Mr. Copeland also said that they received a letter of warning from FDEP for a lift station overflow in December, this was directly due to the storm, but they are waiting on parts to get the third pump running.

Mr. Copeland is also speaking with The Florida Rural Water Association to get funding to move the lift station across the street onto their property and raise it up, so the canal is not in danger.

Commissioner Hatch thanked Mr. Copeland for always stepping up.

10. GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Greg Bailey stated that they had a site visit regarding the Emergency Operations Center (EOC) and are submitting a response to the REI by the end of the day and once the permit is ready, they will advertise.

Mr. Bailey also said that there are a couple of meetings coming up for the purpose of fine tuning the Information technology.

Mr. Bailey also gave reports on the following projects:

- Old Town Fire Station- The notice of award and contract has been set to Slack Construction and they have 15 days to turn in to the Board for Board approval and execution, then they can schedule a pre-construction meeting to initiate construction.
- Library roof repair- They should be delivering bid documents to the County Managers Office on Monday.
- The 95th and 97th Community Development Block Grant (CDBG) project- During their design and investigation they discovered two large oak trees that need taken down and several encroachments from the neighborhood as well, but they think they can work around the encroachments.
- Hal Chaires Road- They received Department of Transportation (DOT) comments on January 18, 2024, in which they are addressing and resubmitting back for approval to advertise.
- Sheriff's evidence building- Waiting on the Sheriff to set up a coordination meeting.

Commissioner Hatch inquired specifically about the Suwannee Seawall on the LMS deleted projects list. He asked if Mr. Bailey had any direction on the seawall.

Mr. Bailey answered that he is still trying to find funding.

11. JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES

Mr. Locklear gave an update on CR 351. He stated that The Department of Transportation (DOT) had a concern with the hydrants, and they met with them for a solution and will be submitting that today and hope to get authorization to advertise within the next couple weeks.

Mr. Locklear also stated that the Vulnerability Assessments project kickoff is in two (2) weeks and will consist of some public meetings and he encouraged representation from the Board if possible.

12. CINDY BELLOT, LIBRARY DIRECTOR

Mrs. Cindy Bellot stated that it is time to renew the contract for the Library Summer Program with Alphine James.

Commissioner Stephenson made a motion to renew the Library Summer Program Contract. Commissioner Osteen seconded. Board approved.

Mrs. Bellot informed the Board that the library received notification that Dixie and Gilchrist County Libraries received a \$5,000.00 FENRA Grant through Three Rivers to buy financial books for helping readers to learn how to take care of their finances. These books are available in eBooks or online as well as in Library.

Mrs. Bellot also reminded of the Volunteer meeting for the Loer Suwannee Art and Nature Festival this Saturday at The Suwannee Technical Center.

Commissioner Stephenson asked if the library could hang a plaque for his recently passed Father Johnny Stephenson in recognition for all his hard work and dedication to the library.

Commissioner Hatch made a motion to hang a recognition plaque in honor of Johnny Stephenson in the Library and to allow his son Commissioner Stephenson to help design the plaque. Commissioner Osteen Seconded. Board approved.

13. STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

Mr. Fremen stated that he had nothing to bring before the Board for this meeting.

14. STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT

Mr. Hutchinson was not present for this meeting.

15. DWAYNE CHAUNCEY, MOSQUITO CONTROL DIRECTOR

Mr. Chauncey was not present for this meeting.

16. TIM JOHNSON, SOLID WASTE DIRECTOR

Mr. Tim Johnson stated that the truck is supposed to be delivered by tomorrow and it should be on the road by Monday.

Commissioner Hatch asked about the 55A roll off building and expressed the need for repair and rebuilding this roll off site as well as some of the others.

Mr. Johnson said they would get quotes on the building.

Commissioner Hatch made a motion to replace the 55A Rolloff Building. Commissioner Osteen seconded. Board approved.

Commissioner Wood asked for an update on the compactor.

Mr. Johnson said that he spoke with Burt Griffin, the technician, yesterday and Burt thinks it is either a cylinder or something hung up in the blade and it needs to be repaired.

Commissioner Stephenson asked if the County tried to compact too much.

Mr. Johnson said that Mr. Burt's helper stated that he thought it was a manufacturer error and that it may be best to replace it and that he'll push for that replacement. Mr. Johnson said that he agrees.

Mr. Johnson said that he spoke with the Acting Assignment County Manager Paul Gainey regarding the power in Jena and asked Mr. Gainey to give an update.

Mr. Gainey stated that Mr. Hutchinson met with Tri County Electric and as soon as the proper utility easement was signed by the surrounding landowners they could move forward.

Commissioner Hatch asked how the burning was going?

Mr. Johnson said that he is working on it.

Commissioner Stephenson asked if it would help the county if all the burn stuff was taken to one location to burn?

Mr. Johnson said yes, money-wise, but he didn't know where the County would put it all if the debris was gathered into one location.

Commissioner Stephenson asked about looking into purchasing a chipper so that the County could chip the debris and sell it to the power plant in Gainesville to make fuel rather than just burning it.

17. LEON WRIGHT, BUILDING AND ZONING OFFICIAL

Building and Zoning Official Leon Wright stated that the Building Department still has a Federal Emergency Management Agency (FEMA) representative here in the County. Currently they have 1,597 inspections to submit and have identified 150 as ones to report by March of 2024.

Mr. Wright said that they had a resignation within the department. He also said that this created an opening in the Building Department, and he recommended hiring another inspector.

Mr. Wright states they are working on the Ordinances.

Commissioner Hatch asked if a PRN position would be sufficient for the Building Department?

Mr. Wright answered no.

Commissioner Storey asked if we need a motion to advertise for inspector?

Mr. Wright said not right now.

18. DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Matt Furgeson presented a Resolution for a State matching grant-for a mobile oxygen generating system in the amount of \$106,633.00, making our part of the grant to be \$21,336.00 (20%).

Commissioner Hatch made the motion to approve the matching grant for the Mobile Oxygen Generating System. Commissioner Osteen seconded. Board approved.

Mr. Furgeson expressed the need to get the match lifted on the hurricane repair grants otherwise the County won't be able to afford the twenty percent needed for the repairs.

He also informed the Board that the ventilators are going on the truck next week. He said they are submitting the Assistance for Firefighters Grant (AFG) for the purchase of cardiac monitors. He further stated that just last month they were selling for \$36,000.00 each and now they are \$47,000.00 each without chargers or batteries. They found some for \$480,000.00 that are about to go out of date and are hoping to get this grant to be able to make the purchase.

Mr. Furgeson said that all the ambulance chassis have arrived.

He told the Board they took delivery of the new tanker truck, which will carry 3,000 gallons of water to any fire within the county.

Commissioner Hatch asked to set up a Workshop with the BOCC, the County Manager's Office and the Emergency Management regarding local mitigation strategies and hurricane recovery project status.

Commissioner Hatch made the motion to approve the Workshop with the BOCC and Emergency Management on February 15, 2024, at 4:00 PM. Commissioner Wood seconded. Board approved.

**19. SCOTT PENDARVIS, 911 COMMUNICATIONS DIRECTOR
& I.T. ADMINISTRATOR**

Mr. Pendarvis stated that he recently attended the Florida Local Government Information Security Conference in which they discussed that the Cyber Security Grant is at risk for non-renewal for the upcoming year. He said this grant helps the County stay compliant with Florida Statute 282 and if it goes away all the services which help to secure the network and keep us compliant will go away. These services all together cost around \$131,000.00. He states they have until the end of June to figure out what they will do.

Mr. Pendarvis said Jovante Teague had a meeting with the Government Policy Group and they have been discussing this and are working on a solution.

He also mentioned that Jovante is supposed to be sending him the Directors information so that he can speak directly with him as well as Senator Cory Simon and Representative Jason Shoaf on the legislative side.

Commissioner Hatch asked Mr. Pendarvis to get the number of the Florida Statute to all five commissioners and they would also reach out to the Director and Legislative team.

20. GAIL CARTER, INDIGENT CARE

Mr. Carter was not present for this meeting.

21. HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Mrs. Houghton was not present for this meeting.

22. ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

Ms. Angie stated that she had nothing to bring before the Board for this meeting.

23. PAUL GAINEY, ACTING ASSIGNMENT COUNTY MANAGER

Action Items:

1. Request Board approval for the SHIP Down Payment Assistance for Cory Brant in the amount of \$20,000.00.

Commissioner Hatch made the motion for approval for the SHIP Down Payment Assistance for Cory Brant in the amount of \$20,000.00. Commissioner Stephenson seconded. Board approved.

2. Request Board approval for the SHIP Emergency Repair Reimbursement for Robert Zimmerman in the amount of \$13,400.00.

Commissioner Osteen made the motion for approval for the SHIP Emergency Repair Reimbursement for Robert Zimmerman in the amount of \$13,400.00. Commissioner Wood seconded. Board approved.

3. Request Board approval to change the fee schedule for the Community Center fees as discussed in the previous workshop.

- 1st District \$100.00 rental fee per day \$100.00 deposit
- Trail Riders \$85.00 rental fee per day \$100.00 deposit
- 55A \$65.00 rental fee per day \$75.00 deposit

Commissioner Stephenson made the motion for approval to change the fee schedule for the Community Center fees. Commissioner Hatch seconded. Board approved.

4. Request Board approval of the NGN (Nabors, Giblin & Nickerson) FY 2024-2025 legal services for Solid Waste and Fire Assessments in the amount of \$8,000.00.

Commissioner Hatch made the motion for approval of the NGN (Nabors, Giblin & Nickerson) FY 2024-2025 legal services for Solid Waste and Fire Assessments in the amount of \$8,000.00. Commissioner Osteen seconded. Board approved.

5. Request Board approval of the Bascom Southern Land Entry Permit FY 2024.

Commissioner Stephenson made the motion for approval of the Bascom Southern Land Entry Permit FY 2024. Commissioner Osteen seconded. Board approved.

6. Request Board approval to execute the contract for the Florida Opioid Allocation/Settlement Distribution between LSF (Lutheran Services Florida, Inc.) and Dixie County Board of County Commissioners.

Commissioner Stephenson made the motion to execute the contract for the Florida Opioid Allocation/Settlement Distribution between LSF (Lutheran Services Florida, Inc.) and Dixie County Board of County Commissioners. Commissioner Osteen seconded. Board approved.

Information Items:

1. SHIP DPL Hurricane Housing time limit for loan.
2. SWTF updates.
3. Tallahassee updates.
4. Notification from FDOT that the three (3) Road Projects submitted for the 5-year Road Project Plan are under review.
 - NE 349th Ave, Ne 765th Ave, NE 356th Ave from SR 349 to NE 339th Ave
 - CR 358 from US 19 to SW 661st St
 - SE 71st Ave, SE 265th ST, SE 269th St from CR 351 S to SE 60th Ave

Commissioner Hatch stated that the Commissioners purchased a cake at auction from the Future Farmers of America (FFA) for \$525.00 and then donated it back and it made another \$400.00 for the FFA program. Another cake was purchased at the Heehaw program for \$500.00.

Commissioner Osteen made the motion to approve the purchase of these cakes for the FFA and Heehaw programs. Commissioner Wood seconded. Board approved.

Commissioner Hatch reminded the Board that the Fair is coming up and they need to know how much money is in the fair account and need to be mindful of spending out of this account so that they can make sure there is enough money in the account for the fair.

Commissioner Stephenson asked Mr. Gainey if he had checked on using GatorGas Propane to supply our propane gas for the county.

Mr. Gainey said that he had not checked on this yet, but he would start doing a survey to see where propane is used within the county and then proceed from there.

Commissioner Wood asked if the reflectors were included on the quote for the new road repairs on Willow Hole Road.

Mr. Gainey said no, it was not included, only the striping of center lines was included.

Commissioner Wood asked if we could get a quote for the reflectors?

Mr. Gainey replied yes, they could get a quote.

Commissioner Wood stated that he spoke with Mrs. Karen VanAernam regarding the Dixie County Road sign on Hwy 19 close to the Suwannee River Bridge and she would like to get with the Chamber of Commerce to get the go ahead to make beautifications/upgrades to the sign and may need the Road Department's help if possible.

Mrs. Shiela Frierson said they were meeting tomorrow regarding three (3) county road signs that need to be upgraded and establishing some garbage pickup days.

Mr. Gainey said that he spoke with Mrs. Karen VanAernam this morning regarding the signs and told her he would put her in touch with Mr. Hutchinson for help.

Commissioner Hatch and Commissioner Osteen said that Mrs. VanAernam can also work on the Steinhatchee sign as well.

24. CHANA WATSON, COUNTY ATTORNEY

Attorney Watson said she is working on the Short-Term Overnight Rental Ordinance, and this should be ready to advertise soon, and she will plan on the first reading at the next Board meeting.

Commissioner Stephenson made the motion to perform the first reading of the Ordinance for the Short-Term Rentals at the next Board meeting. Commissioner Osteen seconded. Board approved.

Attorney Watson also brought an update on the body of Ms. Nicole Darling. She said that the body has been picked up by the mother on January 30, 2024. She also stated that she will continue to work on the Ordinance concerning this so that we won't run into this situation again in the future.

Attorney Watson asked if the county could vote to close Shired Island and Horseshoe Beach Parks because of the condition of the buildings and pavilions and the concern that they may present a safety hazard to the public. She also mentioned that there is no potable water at the park. She suggested

closing the park to overnight camping and not accepting any money until something is done about these structures.

Commissioner Stephenson said they have tried to close the park and rope it off, but people keep going into the park.

Attorney Watson also recommended posting signs for safety.

Commissioner Hatch recommended including the parks and the community centers in the next workshop meeting.

Commissioner Hatch made the motion to rope off buildings, post signage, and accept no camping fees at Shired Island and Horseshoe Beach Parks until the buildings are fixed and safe for the public. Commissioner Stephenson seconded. Board approved.

Ms. Angie Crowley asked if she would need to write a new contract with new wording for the community buildings and their new fees.

Commissioner Hatch told Angie to create the new worded contract and Attorney Watson can verify.

Ms. Crowley asked what the deadline should be for the deposit when reserving the community buildings and wanted clarification regarding if someone reserves the building for a year or so from now.

Commissioner Hatch said the deposit would be due thirty days prior to the date of the reservation.

25. BARBIE HIGGINBOTHAM, CLERK OF COURT

Clerk of Court Barbie Higginbotham stated that she had nothing other than what was already discussed by Attorney Watson.

Mrs. Higginbotham opened the floor to Chief Financial Officers Jacki Johnson and Brenda Royal.

Mrs. Johnson provided a handout containing write off fixed assets items which are under the \$5,000.00 threshold and have been on books for a long time.

Commissioner Stephenson made the motion to write-off the fixed asset items. Commissioner Osteen seconded. Board approved.

Mrs. Brenda Royal presented a recap of the budget so far for this year and stated that the finance team is working with Mr. Powell to get ready for their upcoming audit and so far, they are ahead of schedule.

Commissioner Stephenson asked if there was any possible way to build a reserve for the county, earmarking certain money to put into special accounts, for instance, the recent money from WC Mills. Mrs. Johnson responded that the Solid Waste fund is in the negative every year and is subsidized by General funds, and the County doesn't have access to build a fund balance. Mrs. Johnson said that the County must continue to bring in more revenue.

Commissioner Hatch stated that the new subdivision will bring thirty something new site-built homes into the county and that should help with the incoming funds. He also stated that building site-built homes is one of the best ways to gain revenue for the county.

Commissioner Stephenson and Commissioner Hatch shared appreciation for Mrs. Johnson and Mrs. Royal and the finance team for all their hard work within the last three years.

26. COUNTY COMMISSION ITEMS

Commissioner Wood apologized for not being here last week and explained that he was sick. He also thanked everyone for all they do.

Commissioner Hatch thanked the Finance Department for the hard work they do for the county and everyone else behind the scenes.

Commissioner Osteen thanked everybody for the jobs they do for the county and expressed special thanks for those that participated in the festival in Horseshoe Beach. He also thanked Mr. Robert Jones for helping navigate the Florida Crown process in our county.

Commissioner Stephenson stated that he wants to get with Paul at Gornto Springs and needs to get a platting graph for RV parking at the park. He also said the turnip trailer in remembrance of his father Johnny Stephenson is going very well.

Commissioner Storey stated that he is pleased because our meetings seem to be going better and thanked everyone.

27. PUBLIC COMMENTS AND CONCERNS

Mrs. Barbara Cummings asked if we could move the nameplates for the Board members to be directly in front of the correct members.

Mr. Donald O'Clare stated that he lives next to the new trailer part going in on Hicks Road and he is concerned about some of the leveling going on and the way the owner wants to run a sewer system at each site. He said that his well is Department of Environmental Protection (DEP) regulated for farming and any runoff that comes onto property his property could harm his land and animals and would completely shut him down.

Commissioner Stephenson informed Mr. O'Clare that he talked to the owner when he first moved here, and he is supposed to take dirt and put it all the way around the edge so that there are no runoffs to the neighboring properties.

Commissioner Hatch stated that the septic systems will follow all the State and Department of Environmental Protection (DEP) guidelines.

28. ADJOURN

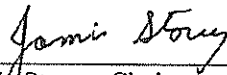
Commissioner Stephenson made the motion to adjourn. Commissioner Osteen seconded. Board approved.

The Board meetings are audio recorded. The public can hear and participate in the meeting via conference call by dialing 1(917)900-1022 and enter code 32628.

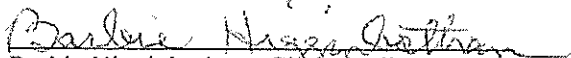
BOARD OF COUNTY COMMISSIONERS
DIXIE COUNTY, FLORIDA

ATTEST





Jamie Storey, Chairman


Barbie Higginbotham, Clerk-Auditor

PLEASE BE ADVISED that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearings, he/she will need a record of the proceedings, and for such purpose, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

"Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact (352) 486-4931 (Voice & TDD) or via Florida Relay Service at (800) 955-8771."

The Board meets the first Thursday of each month at 10:00 AM and the third Thursday of each month at 6:00 PM. Individuals that would like to be placed on the agenda should call Barbie Higginbotham, Clerk of Court, by 4:00 PM on the Friday Preceding the Board meeting, at (352) 498-1200.