

# Regular Meeting

Commission Board Room

Dixie County Courthouse

214 NE Hwy 351, Cross City, FL 32628

May 16, 2024 – 6:00 PM

*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**

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 County Manager  
and Administrative Asst/Grant Coordinator

Chana Watson, County Attorney

Barbie Higginbotham, Clerk of Court

Verna Wilson, Chief Deputy Clerk

Brenda Royal, Chief Financial Officer

Joannie Morse, Deputy Clerk

Victoria Darkow, Deputy Clerk

### **1. CALL TO ORDER**

The meeting was called to order by Commissioner Storey.

### **2. INVOCATION AND PLEDGE TO THE AMERICAN FLAG**

The invocation was led by Commissioner Hatch and pledge was led by Commissioner Hatch.

### **3. APPROVAL OF COMMISSION MINUTES**

Emergency Meeting of April 22, 2024

*Motion to approve the Regular BOCC Meeting of April 22, 2024, made by Commissioner Osteen.  
Seconded by Commissioner Wood. Board approved.*

#### **4. VOUCHER APPROVAL**

***Motion to approve vouchers was made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.***

#### **5. CONSTITUTIONAL OFFICERS**

None 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.***

***Motion to go into public hearing made by Commissioner Osteen, Seconded by Commissioner Wood. Board approved.***

#### **APPLICATIONS for SPECIAL EXCEPTIONS**

A petition by **BRUCE COOK- DAVID JAMES** requesting a Special Exception to be granted, as provided in Section 4.3.5 **SPECIAL EXCEPTIONS** of the Dixie County Land Development Regulations to permit one recreational vehicle (ESA) zoning district, in accordance with the petition dated 03/08/2024 to be located on the property as described as follows: Dixie County Parcel # 30-08-14-6889-0000-0180 2857 NE 709 AVE , OLD TOWN, FL 32680; .00).

(Commission District 1 Jody Stephenson)

**Tabled on 04/04/2024 until 04/18/2024.**

**Tabled again on 04/18/2024 until 05/16/2024.**

Mr. Paul Gainey said he spoke with Commissioner Stephenson who had the opportunity to go look at the property and Mr. Stephenson said that he was okay with passing the special exception.

***Motion to approve the special exception for Bruce Cook/David James made by Commissioner Hatch, Seconded by Commissioner Wood. Board approved.***

A petition by **Christopher Mahannah** requesting a Special Exception to be granted, as provided in Section 4.3.5 **SPECIAL EXCEPTIONS** of the Dixie County Land Development Regulations to permit one recreational vehicle (ESA) zoning district, in accordance with the petition dated 04/19/2024 to be located on the property as described as follows: Dixie County Parcel # 24-09-13-0000-4417-0600 23 NE 796th Lane, Old Town, FL 32680; 4.88).

(Commission District 1 Jody Stephenson)

Building Official Leon Wright asked the board to table this special exception due to a problem with access to the property because it was an unrecorded plait of land. Mr. Wright explained that the property owners put a gate up to block access and he hasn't had the time to go there and explain to them they cannot do that.

*Motion to table special exception for Christopher Mahannah made by Commissioner Hatch, Seconded by Commissioner Osteen. Board approved.*

**APPLICATIONS for AMENDING THE OFFICIAL ZONING ATLAS OF THE LAND DEVELOPMENT REGULATIONS**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR AN APPLICATION BY: **Sandcastles Foundation, Inc. TO AMEND THE OFFICIAL ZONING ATLAS OF THE LAND DEVELOPMENT REGULATIONS**, BY CHANGING THE ZONING DISTRICT FROM: RSF/MH-1 (20,000 SQFT LOT SIZE) TO RSF/MH-2 (10,000 SQFT LOT SIZE) ON THE PROPERTY DESCRIBED AS PARCEL NUMBER: 09-10-12-2449-000D-0050 LEGAL DESCRIPTION: Lot 5 and 6, Block D, Bodiford-Barber Farms, all being and lying in the East half of the Southwest ¼ of Section 9, Township 10 Range 12 East, according to the Plat thereof as recorded in Plat Book 1, Page 20, of the Public Records of Dixie County, Florida Acres: 8.37 ADDRESS: **511 SE 49th AVE CROSS CITY FL 32680.**

*Motion to approve the amending of the Official Zoning Atlas of the Land Development Regulations for Sandcastles Foundations, Inc. and to accept the site plan of only twenty-three homes made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.*

*Motion to go back to board made by Commissioner Osteen, Seconded by Commissioner Wood. Board approved.*

**RESOLUTIONS**

**RESOLUTION 2024-27**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A **SPECIAL EXCEPTION** TO BE GRANTED, AS PROVIDED IN SECTION 4.3.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIROMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED MARCH 08, 2024. WHEREAS, **BRUCE COOK-DAVID JAMES** has filed a Petition requesting Dixie County Board of County Commissioners to grant a **Special Exception** as provided in Section 4.3.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Environmentally Sensitive Area (ESA), Zoning District, by Petition dated March 08, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 30-08-14-6889-0000-0180 (2857 NE 709 AVE, Old Town, FL 32680).

(Commission District 1 Jody Stephenson)

**Tabled on 04/04/2024 until 04/18/2024**

**Tabled again on 04/18/2024 until 05/16/2024**

***Motion to approve Resolution 2024-27 made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.***

**RESOLUTION 2024-40**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.3.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIROMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED APRIL 19, 2024.

WHEREAS, **CHRISTOPHER MAHANNAH** has filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.3.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Environmentally Sensitive Area (ESA), Zoning District, by Petition dated April 19, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 24-09-13-0000-4417-0600 (23 NE 769 Lane, Old Town, FL 32680).

(Commission District 1 Jody Stephenson)

***Motion to table Resolution 2024-40 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

**RESOLUTION 2024-41**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, **TO AMEND THE OFFICIAL ZONING ATLAS OF THE LAND DEVELOPMENT REGULATIONS**, BY CHANGING THE ZONING DISTRICT FROM: RSF/MH-1 (20,000 SQFT LOT SIZE) TO RSF/MH-2 (10,000 SQFT LOT SIZE) IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION. WHEREAS, **SANDCASTLES FOUNDATION, INC.** has filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.7.5 special exceptions of the Dixie County Land Development Regulations To Amend The Official Zoning Atlas Of The Land Development Regulations, By Changing The Zoning District From: RSF/MH-1 (20,000 Sqft Lot Size) To RSF/MH-2 (10,000 Sqft Lot Size) in an Residential Single Family/Mobile Home Area (RSF/MH), Zoning District, by Petition; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 09-10-12-2449-000D-0050. LEGAL DESCRIPTION: Lot 5 and 6, Block D, Bodiford-Barber Farms, all being and lying in the East half of the Southwest ¼ of Section 9, Township 10 Rane 12 East, according to the Plat thereof as recorded in Plat Book 1, Page 20, of the Public Records of Dixie County, Florida. Acres: 8.3 (511 SE 49<sup>TH</sup> AVE CROSS CITY, FL 32628.)  
(Commission District 3 Mark Hatch)

***Motion to approve Resolution 2024-41 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

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

Mrs. VanAernam was not present at this meeting.

**7. STEVE COPELAND, SUWANNEE WATER AND SEWER MANAGER**

Mr. Copeland was not present at this meeting.

**8. GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES**

Mr. Greg Bailey updated the Board on several ongoing projects, these included:

Emergency Operations Center (EOC)- Still in bidding process, had some questions come up and they have extended the bid until the end of May for revisions. The new bid receipt date should be May 28, 2024.

Old Town Fire Station-Undergoing construction.

Library Roof Repair-Attorney Chana Watson sent the revised agreements for review, and they are ready to proceed.

Community Development Block Grant (CDBG) application is still on track for July to go out to bid and finishing up on environmental review.

Hal Chaires Road- finished review comments with Department of Transportation (DOT), waiting on DOT to tell us we can advertise, the County can't combine the two projects (Hal Chaires Rd and paving of shoulders on Chavous) together but can bid at the same time. This will be a good opportunity to get bids on both projects.

Sheriff's Office – Received a review from the Sheriff's Office on the floor plan for the evidence building, working on revisions. Things were held up a little because the architect is in Tallahassee where they just recently had severe storms and power outages.

Mr. Bailey stated after the last BOCC meeting he met with the developer for the water park, Mr. Bob Ritter of Ritters Entertainer Group. He also mentioned that he spoke with Mr. Jeff Hendry of Retail Strategies who has been in touch with the developers also. Mr. Bailey stated the biggest hurdle for Mr. Ritter is finding private financing.

Commissioner Osteen thanked Mr. Bailey for meeting with him on the Jena Highway bridges.

#### **9. JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES**

Locklear and Associates, Mr. Jerrod Lazot attended for Mr. Locklear tonight to give a quick update. He stated they are continuing to work with the Storm Water Task Force to address flood litigation improvements.

He also said they are going to have a task force workshop on June 4<sup>th</sup>, to address the Old Town Hammock canals and the drainage in the area. Mr. Lazot also mentioned they found a grant to help Mr. Wright with the Land Development Regulations (LDR's) and will be working with him as soon as possible.

Commissioner Osteen said he would like to keep pushing for a Cow Creek permit.

#### **10. CINDY BELLOT, LIBRARY DIRECTOR**

Library director, Cindy Bellot, said the Dixie County Library is all set for the summer programs that start Wednesdays at 10 AM. She also mentioned she is ready to have the library roof fixed.

Commissioner Storey thanked Mrs. Bellot for everything she does.

Ms. Bellot says the library has a lot of non-English speaking people coming in now and everything is working out well for them because they're able to communicate.

#### **11. STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER**

Mr. Fremem stated he had nothing to bring to the Board at this time.

Commissioner Storey thanked Mr. Fremem for everything he does.

**12. STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT**

Mr. Hutchison was not present at this meeting.

**13. DWAYNE CHAUNCEY, MOSQUITO CONTROL DIRECTOR**

Mr. Chauncey was not present at this meeting.

**14. TIM JOHNSON, SOLID WASTE DIRECTOR**

Mr. Johnson was not present at this meeting.

**15. LEON WRIGHT, BUILDING AND ZONING OFFICIAL**

Building and zoning official Leon Wright asked County Manager Paul Gainey for clarification on the Workshop with the Storm Water Task Force.

Mr. Gainey stated it will be on June 4<sup>th</sup> at the County Managers Office.

Mr. Wright said they are working on the code changes for the coastal towns in our County. He spoke to Jason Shultz Office and thinks we have their attention because they have scheduled a future meeting.

Mr. Wright informed the Board that Building and Zoning is very busy at this time.

Commissioner Osteen asked if the County could get together with other counties for revision of the code books. Mr. Wright stated the other counties have a different approach and it would take someone at a higher level to write the changes.

Commissioner Osteen thanked Leon for his hard work.

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

Mr. Pendarvis was not present at this meeting.

**17. DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES**

Director of Emergency Services Darian Brown stated that one of the new fire engines was struck by a deer and did about \$17,000 worth of damage and it will be going back to DeFuniak Springs Monday for a new hood, radiator and paint job.

He also said they are looking at digging the footers for fire station four (4) in Old Town and the building is expected to be here on June 6, 2024.

Mr. Brown reminded everyone of Family Day, which is tomorrow, May the 17<sup>th</sup>, at Camp Anderson from 4-8 PM.

Mr. Brown stated he has had some requests from his staff for stress-related issues also regarding alcohol, divorce, sickness, etc.... He said the Emergency Operations Center (EOC) have not had a chaplain for a while and his pastor Mr. Raymond Wilcox has been stepping in. He said the plan is to let Mr. Wilcox use one of their vehicles because he's a resident in Georgia.

Mr. Brown said Mr. Wilcox has a Georgia driver's License and it is the County policy that any employee of the county must have a Florida Driver License. Mr. Brown is asking to make an exception for Mr. Wilcox given the circumstances that if the Board doesn't approve, Mr. Wilcox would have to have his own car and own per diem.

***Motion to make an exception for Chaplin Raymond Wilcox to the Emergency Operations Center (EOC) with an out of state Driver's License was approved by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

Attorney Watson stated that the County and her office can address all these issues and how it will affect the County.

Mr. Gainey recommended taking the opportunity to draft something and come back to the Board for policy revision. He also recommended using the word exception instead of deviation.

Mr. Brown said funding has arrived for The Horseshoe Beach Fire Station, but they are bound by insurance reasons to keep the station within 5 miles of Horseshoe Beach. He expressed the intent to present to the State Legislature and State Senate that the reason for the replacement was to be moved outside of the surge zone, so they don't have to evacuate every time there is a storm. He said this year with the decrease of six (6) or seven (7) foot surge due to the change of weather status the water came to the Willie Locke Mainline, which means the station needs to be between the Mainline and New Beginnings Church.

Mr. Brown stated he has checked with several landowners in the targeted area except one and so far, he hasn't had anyone interested in selling three (3) to five (5) acres of land. He said the land between the Pump Mainline up to Sammy Royal's place is owned by a timber company. He is still waiting to hear from the timber company officially, but currently the company hasn't called.

Mr. Brown said that Mr. Sammy Royal said he would be open to selling a piece of swamp land that he owns but that would be a drastic amount of money. Mr. Brown says they are going into 3 years on these two stations and are on a very tight timeframe and if anyone knows of any available land to let them know because they have exhausted their options.



Mr. Jim Ward stated nobody likes the imminent domain process but that's what it's for, and if the timber company is ideal that's one way to go about this because it's immediate.

Mr. Brown says he would like to avoid that if possible.

Commissioner Storey asked for an update on the canal dredging down in Horseshoe.

Mr. Brown informed the Board that he can't answer the question particularly, but the money was awarded for that project and was turned in, the recommendations for the dollar amounts came through the engineering firm, the County Managers Office turned the project in and is working on the specifications for the bid. He said he is not sure if it went out for bid yet, but once it is out for bid it will be around thirty days.

Mr. James Nobles asked for a timeline for the engineering group.

Mr. Gainey said he spoke with Mr. Locklear, and he is in the process of preparing the Request for Proposal (RFP).

Mr. Brown requested another Board action. He stated that a few years ago they were awarded opioid funds in the amount of 174,000 dollars. The board voted to give the Dixie County Fire Department fifty percent of that funding for the Paramedicine Program and the other fifty percent to the Anti-Drug Coalition.

He said they met with a contract group earlier today that manages these funds. He also said their budget is running out by July 1<sup>st</sup>. He added that amount reduces by half this coming year. He said he is in a situation where to maintain the 50-50 split they will have to find another \$40,000 for the Paramedicine Program.

Commissioner Storey asked Mr. Brown to explain paramedicine.

Mr. Brown explained that the Paramedicine Program is a program that assists county residents who have medical issues and/or other issues. He said Mrs. Allison Stephens handles phone calls for the medically needy patients, arranges for medication pick up, helps with fall recovery patients, handrail installations, referrals for behavioral issues. He said it benefits the County by reducing the amount of repeat transport callers.

Program employee Mrs. Allison Stephens is funded through a three (3) year grant which includes part time one (1) year and full time two (2) years, and this grant has expired. Mr. Brown stated this is an unfunded program and the County can't bill for its services. He is requesting a motion to give one hundred percent of the Opioid money for 2024-2025 to this program.

Mr. Brown said he understands that the Anti-Drug Coalition needs money as well, but this is a service that affects every citizen in the County that they are all responsible for.

Commissioner Storey said that Mrs. Allison Stephens helps a lot of people and assists the Antidrug Coalition as well as a lot of doctors' offices.

Commissioner Hatch said that the paramedicine program is one of the best programs for the County and the County will find a way to keep this program going, it is a must for our County.

Clerk of Court Barbie Higginbotham agrees.

***Motion to approve giving 100% of the Opioid money for the year 2024-2025 to the Paramedicine Program made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.***

Mr. James Nobles commends the program and Ms. Allison Stephenson.

Mr. Brown reminded everyone that hurricane season starts June 1<sup>st</sup> and they have a pre hurricane meeting May 31, 2024, at 11:00 AM.

**18. KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL**

Tourism development Council Kay Mccalister stated she is getting everything ready for the short-term rental registration and has put together a brochure that explains the program. She said the first mailing should be going out before June 1<sup>st</sup> starting in the Jena area going out to 100 people. She also said anyone publicly advertising short-term overnight rentals can find it online, but she is waiting on IT Administrator Scott Pendarvis to activate the link for online access.

Commissioner Hatch asked if the incorporated towns of Cross City and Horseshoe fall under that too.

Ms. McCallister says yes.

**19. GAIL CARTER, INDIGENT CARE**

Mrs. Carter was not present at this meeting.

**20. HOLLY HOUGHTON, COUNTY EXTENSION AGENT**

Ms. Houghton was not present at this meeting.

**21. ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR**

Mrs. Crowley was not present at this meeting.

Mr. Gainey said Mrs. Crowley had to leave but wanted to express her gratitude for the prayers, texts and calls that she received while she was out.

**22. PAUL GAINNEY, ACTING ASSIGNMENT COUNTY MANAGER**

1. Request board approval to hold a tentative budget hearing on sept 5<sup>th</sup> 2024 at 530 PM at the BOCC meeting room at the courthouse.

***Motion to approve to hold a tentative budget hearing on September 05, 2024, at 5:30 PM made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.***

2. Request Board approval to change the September 5, 2024, BOCC meeting from 10:00 AM to 6:00 PM due to the Tentative Budget Hearing.

***Motion to approve changing the September 5, 2024, BOCC meeting from 10:00 AM to 6:00 PM due to the Tentative Budget Hearing made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.***

3. Request Board approval to hold final budget hearing on September 16, 2024, at 5:30 PM at the BOCC meeting room.

***Motion to approve to hold final budget hearing on September 16, 2024, at 5:30 pm made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.***

4. Request Board approval to change the September 19, 2024, BOCC 6:00 pm meeting from Thursday to Monday Sept 16, 2024, at 6 pm to coincide with the final budget hearing.

***Motion to approve to change the September 19, 2024, BOCC 6:00 pm meeting from Thursday to Monday Sept 16, 2024, at 6 pm to coincide with the final budget hearing made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.***

5. Request Board Approval to have the Lamar brothers repair 200 ft of pavement on N.E 300 St. (shady oaks rd.) in the amount of \$19,000.

Commissioner Hatch had concerns about the cold patch and how it needs to be fixed every time it rains.

***Motion to approve to have the Lamar brothers repair 200 ft of pavement on N.E 300 St. (shady oaks rd.) in the amount of \$19,000 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

6. Request Board approval for the Title VI correction of the County Website address and resolution 2024-29 in support of the title VI plan.

***Motion to approve the Title VI correction of the County Website address and resolution 2024-29 in support of the title VI plan made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.***

7. Request Board approval to execute the Passero Associates LLC work order 24-17 for the National Pollutant Discharge Elimination System (NPDES) Permit Compliance at the airport in the amount of \$7,590.00.

***Motion to approve to execute the Passero Associates LLC work order 24-17 for the National Pollutant Discharge Elimination System (NPDES) Permit Compliance at the airport in the amount of \$7,590.00 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

8. Request Board Approval to advertise for CR 349 South CEI services pending Florida Department of Transportation (FDOT) and attorney approval.

***Motion to approve to advertise for CR 349 South CEI services pending Florida Department of Transportation (FDOT) and attorney approval made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.***

9. Request Board Approval to enter an interlocal Agreement with Levy County for Mosquito Control pending Florida Department of Agriculture & Consumer Services (FDACS) and Attorney approval, Mr. Gainey says the mosquito control director is resigning they need to have someone in place to sign off on the program. They have a meeting with (FDACS) on Monday to make sure they've met the requirements.

Attorney Watson asked if we have an interlocal agreement yet.

Mr. Gainey said they need to draft it.

***Motion to enter an interlocal Agreement with Levy County for Mosquito Control pending Florida Department of Agriculture & Consumer Services (FDACS) and Attorney approval, Mr. Gainey says the mosquito control director is resigning they need to have someone in place to sign off on the program. They have a meeting with (FDACS) on Monday to make sure they've met the requirements made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.***

10. Request Board approval to execute the DEP 22PLN32 Resilient Vulnerability Assessment Peril of Flood & Adaption Planning Amendment #1 for the purpose of Advance Pay of the Grant pending attorney review to help get the funding up front.

**Motion to approve the DEP 22PLN32 Resilient Vulnerability Assessment Peril of Flood & Adaption Planning Amendment #1 for the purpose of Advance Pay of the Grant pending attorney review to help get the funding up front made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.**

11. Request Board approval to partner with the town of Cross City for the Board to cover the remaining \$7500 paid to retail strategies for economic development and business recruitment, Duke Energy has provided a grant of \$25,000 which leaves \$15,000 left to be paid for that company.

**Motion to approve to partner with the town of Cross City for the Board to cover the remaining \$7500 paid to retail strategies for economic development and business recruitment, Duke Energy has provided a grant of \$25,000 which leaves \$15,000 left to be paid for that company made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

Information items:

1. Lease information at the airport.

Three (3) items Mr. Todd Begue (Lessee) requested to move forward.

- 1 year to show any progression.
- Asked to keep the same rate that was for the previous lessee at \$353.33 per acre per year.
- Asking that the Board clear trees and vegetation for an easement and a right of way and the County to rock that.

Commissioner Hatch said that he personally doesn't have an issue with the one-year progression and that all the County leases should have that, and he also doesn't have an issue with the easement.

Mr. Gainey provided a printout with a map of the property. He said the red highlighted area is the property in question behind the old Cross City Veneer behind the old Trailriders Club.

Commissioner Osteen asked if there was another party interested in this same property.

Mr. Gainey informed Mr. Osteen there was another person that expressed interest, but he informed them they were already in negotiations with someone and that's where they left it.

Commissioner Osteen asked if the County has two pieces of property to lease?

Mr. Gainey answered yes, there is another piece of property on the other side of the road.

Commissioner Osteen says he'd like to accommodate both parties.

Attorney Watson informed the Board that it was to her understanding they both have the same business design in mind, and she doesn't know if that is an issue.

Mr. Gainey stated they will move forward with negotiations and draft the documents and bring it back to the next meeting for execution.

2. Workshop dates for Budget and Finance Discussion on Thursday June 20, 2024, at 3:00 pm at the BOCC Meeting Room prior to the regularly scheduled Board meeting

***Motion to approve to have the workshop dates for Budget and Finance Discussion on Thursday June 20, 2024, at 3:00 pm at the BOCC Meeting Room prior to the regularly scheduled Board meeting made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.***

3. Reminder the County Offices will be closed Monday, May 27, 2024, in observance of Memorial Day
4. Reminder of the Lorenzo George retirement at the county yard on Wednesday, May 29, 2024, at 2:00 PM
5. All Commissioners have been signed up for the FAC Conference in Orlando June 24-28, 2024, all will attend the Ethics Class on Tuesday, June 25, 2024, starting at 1:00 PM.
6. Discussion with the Board about the purchase of a compactor from Mr. W.C. Mills.

Commissioner Storey stated that Solid Waste Director Tim Johnson looked at Mr. Mills Compactor and said it is in very good shape.

Mr. Gainey stated that some of the Commissioners have expressed maybe having someone go out and look at the compactor to see if it can be fixed, but it has no power and it would be hard to check.

Mr. Gainey stated that Mr. Mills said that he would stand behind his equipment and if anything, ever happened he would take care of it.

***Motion to buy the compactor from Mr. Mills made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.***

### **23. CHANA WATSON, COUNTY ATTORNEY**

Attorney Watson stated she is operating on summer hours at her office, she will not be there on Fridays but will be available to call if needed.

Attorney Watson updated the Board on the Nessmith vs. Dixie County Case. She said mediation is imminent and informed the Board that the Plaintiffs' attorney from the insurance company reached out to the County for negotiations to settle in the amount of between \$150,000 up to the requested amount of \$175,000. Attorney Watson is requesting direction from the Board on how to proceed. She stated that if the County settles this would stop mediation. She also said there is a motion filed to dismiss the case, but they have agreed to allow the plaintiff to amend the petition. She said if they file to dismiss, even if the judge granted the dismissal, they agree to let the plaintiff refile and reamend the motion, this will make the motion to dismiss a mute issue. She also said the Florida State cap is \$200,000 and the amount requested is under the State cap.

Commissioner Osteen asked how the County can be liable when someone is parked in our ambulance's lane on the wrong side of the road and out of the vehicle.

Commissioner Hatch says it is a no-win situation and he disagrees with it, but if the County can settle, go ahead and settle.

Attorney Watson told the Board about a new law signed by Florida Governor Ron DeSantis called the Tort Reform Bill that should help with lawsuits against negligence.

Mr. Brown said related to one of his comments earlier about staff members with a lot of stress, the ambulance driver saved the Plaintiff's life and then had to go and get an attorney to keep from going to prison.

Attorney Watson expressed that it is to the credit of the ambulance driver that the Plaintiff is still alive and that none of our staff were hurt.

**24. BARBIE HIGGINBOTHAM, CLERK OF COURT**

Mrs. Higginbotham stated she had nothing to bring to the Board at this time.

**25. COUNTY COMMISSION ITEMS**

Commissioner Wood asked everyone to come out and support the Dixie County Bears tomorrow night.

Commissioner Hatch also asked everyone to come out and support the Dixie County Bears tomorrow night.

Commissioner Storey said it has been a good meeting so far.

## **26. PUBLIC COMMENTS AND CONCERNS**

Mr. James Nobles stated that Mr. Gainey answered the question regarding the scope of work in Horseshoe. He also reminded the Board that Horseshoe is about 40% behind and bait sales are 30-35% behind and anything the Board can do to help would be great.

Saffron Dodd stated she lives out in Horseshoe and says she has concerns about funding for the dredging of the canals. She said as a property owner she owns the canal however it's being documented that the County owns it as well.

Attorney Watson replied that County doesn't own the canals, but the lots are owned by the citizens, and out to the center of the canals, but the County is responsible for maintenance.

Ms. Dodd said her concern is when the County dredged the canals last time there was an attempt do quick claim deeds and agreements which fell through. She said as the project moves forward her concern is how the Board is going to address those issues, and can the County spend grant money on private property.

Commissioner Hatch stated that the County included the Horseshoe Canals in the damage assessments which went to Tallahassee to retain funding. He said the cost estimate was between three (3) million and five (5) million dollars. He said the Horseshoe Board tried to process it but couldn't show ownership; therefore, they brought it to County Managers Office for help. The County had to apply a cost estimate and Locklear and Associates estimated it a two (2) million dollars and the dredging funding was secured. He stated that is exactly what the County is doing and at that cost. He said they are going to only maintain the canal about two feet out, so it doesn't destroy private property seawalls.

Commissioner Hatch stated it is completely legal to use the funding on private property.

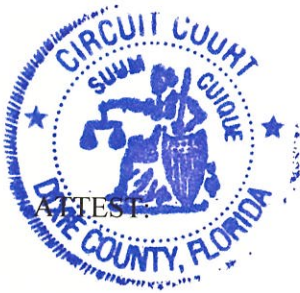
Mr. Gainey stated that is why there is a process in place to do everything legal and proper.

Attorney Watson stated that the County won't be able to touch anything that is not in the scope of work.



27. ADJOURN

*Commissioner Osteen made the motion to adjourn at 7:30 PM. Commissioner Wood seconded. Board approved.*



BOARD OF COUNTY COMMISSIONERS  
DIXIE COUNTY, FLORIDA

*Joy So*  
\_\_\_\_\_  
Jamie Storey, Chairman  
Jody Stephenson, Vice Chairman

*Barbie Higginbotham*  
\_\_\_\_\_  
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.*