

Regular Meeting

School Board Meeting Room

328 SE Hwy 349, Old Town, Florida 32680

October 20, 2022 – 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

Jody Stephenson, District 1

W. C. Mills, District 2, Vice Chairman (via telephone)

Mark Hatch, District 3

Jamie Storey, District 4, Chairman

James Valentine, District 5

STAFF

Duane Cannon, County Manager

Paul Gainey, Asst. County Manager

Martha McCaskill, Administrative Asst/Grant Coordinator

Chana Watson, County Attorney

Barbie Higginbotham, Clerk of Court

Verna Wilson, Chief Deputy Clerk

Della Rhymes, Asst. Chief Deputy Clerk

CALL TO ORDER

The Board Meeting/Workshop was called to order at 7:00 PM by Commissioner Storey.

INVOCATION AND PLEDGE TO THE AMERICAN FLAG

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

APPROVAL OF COMMISSION MINUTES

Commissioner Stephenson made the motion to approve Minutes from the Regular Meeting of September 15, 2022. Commissioner Valentine seconded. Board approved.

Commissioner Valentine made the motion to approve Minutes from the Regular Meeting of October 06, 2022. Commissioner Hatch seconded. Board approved.

VOUCHER APPROVAL

Commissioner Hatch made the motion to approve the vouchers. Commissioner Stephenson seconded. Board approved.

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 Stephenson. Seconded by Commissioner Hatch. Board approved.

A petition by *Alfredo Avendano* requesting a Special Exception to be granted, as provided in Section 4.4.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in a (AG) Agricultural zoning district, in accordance with the petition dated 08/30/2022 to be located on the property described as follows: Dixie County Parcel # 18-10-13-4655-0000-0040, 20688 SE Hwy 19, Old Town, FL 32680.

(Commission District 3, Mark Hatch) Tabled on 10-06-2022

Building Official Leon Wright appeared before the Board and read the Special Exception request made by Alfredo Avendano. There was opposition.

Commissioner Hatch made the motion to deny the Special Exception requested by Alfredo Avendano. Commissioner Stephenson seconded. Board denied.

A petition by *Marty and Cynthia Bennett* requesting a Special Exception to be granted, as provided in Section 4.7.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in a (RSF/MH) Residential Single Family/Mobile Home zoning district, in accordance with the petition dated 08/30/2022 to be located on the property described as follows: Dixie County Parcel # 19-13-12-2994-0000-0980, 107 SE 230 St, Old Town, FL 32680. **(Commission District 3, Mark Hatch) Tabled on 10-06-2022**

Mr. Leon Wright appeared before the Board and read the Special Exception request made by Marty and Cynthia Bennett. There was opposition.

Mr. Marty Bennett spoke to the Board and said he did not know there would be this much opposition to use his property. He said he had homes in Suwannee previously and he doesn't want another home. He said he would prefer to have a Park Model Home so he can be mobile due to previous storms. He said there are four (4) other RV's on this same street.

Mr. Mathew David spoke to the Board in opposition of Mr. Bennett's request. He said there are campers on this street already. He said this lot is small and the neighbor would be too close.

Commissioner Hatch clarified that he had previously stated that he would deny this request if there was opposition.

Commissioner Hatch made the motion to deny the Special Exception requested by Marty and Cynthia Bennett. Commissioner Stephenson seconded. Board denied.

A petition by ***George and Kimberly Campbell*** 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 in an (ESA) Environmentally Sensitive Area zoning district, in accordance with the petition dated 09/02/2022 to be located on the property described as follows: Dixie County Parcel # 05-10-10-0427-0000-021A, 1161 SW 715 St, Steinhatchee, FL 32359.
(Commission District 5, James Valentine) Tabled on 10-06-2022

Mr. Leon Wright appeared before the Board and read the Special Exception request made by George and Kimberly Campbell. This property is in Jena and there is no opposition.

Commissioner Valentine made the motion to deny.

Commissioner Stephenson said this was previously tabled due to opposition; however, there is no longer any opposition.

Mr. Wright confirmed that was correct.

Commissioner Valentine made the motion to approve the Special Exception requested by George and Kimberly Campbell. Commissioner Hatch seconded. Board approved.

Ms. Sarah Ross pleaded with the Board for the need for a better representative for District 5. She said there is concern regarding Commissioner Valentine's cognition.

A man questioned why the topic of Air B & B was not discussed during the earlier workshop.

Commissioner Storey replied they ran out of time and it will be discussed at the next workshop on November 03, 2022 at 2:00 PM.

Commissioner Stephenson said the whole Board also represents District 5.

Commissioner Hatch asked if the opposing party cannot attend the public hearing, would a certified letter be acceptable to the Board and serve the same purpose.

Mr. Wright said that option would need to be stated in the letter that will be mailed out to the public. He requested they discuss this further at the next workshop.

A petition by ***Edward Chappell Jr. and Rebecca Chappell*** 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 in an (ESA) Environmentally Sensitive Area zoning district, in accordance with the petition dated 09/02/2022 to be located on the property described as follows: Dixie County Parcel # 25-09-13-4423-0000-0250, 747 NE 796 St, Old Town, FL 32680.
(Commission District 1, Jody Stephenson) Tabled on 10-06-2022

Mr. Leon Wright appeared before the Board and read the Special Exception request made by Edward Chappell Jr. and Rebecca Chappell. There was opposition.

Mr. Edward Chappell Jr. spoke to the Board and said the lady had withdrawn her opposition and had spoken with Julie Herring at Building and Zoning about this.

Mr. Wright said he has no notes regarding that change in the file.

Commissioner Stephenson made the motion to approve the Special Exception requested by Edward Chappell Jr. and Rebecca Chappell.

Motion to approve died for lack of a second.

Commissioner Stephenson said the Board had previously discussed that the opposing party should be present.

Commissioner Hatch made the motion to table this request. Commissioner Storey seconded the motion to table.

County Attorney Chana Watson discussed with the Board the necessities of the Chairman casting a vote.

Commissioner Storey rescinded his motion to table.

Motion to table died for lack of a second.

Attorney Watson recommended the Board re-do this vote.

Commissioner Stephenson made the motion to approve the Special Exception requested by Edward Chappell Jr. and Rebecca Chappell. Commissioner Storey seconded.

Commissioner Storey said they will give Mr. Edward Chappell Jr. time to make a phone call to the opposing party and they will come back to this matter.

A petition by ***Roy and Barbara Green*** requesting a Special Exception to be granted, as provided in Section 4.4.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an (AG) Agriculture zoning district, in accordance with the petition dated 09/16/2022 to be located on the property described as follows: Dixie County Parcel # 28-09-13-4474-0000-0370, 457 NE 558 St, Old Town, FL 32680.

(Commission District 4, Jamie Storey) Tabled on 10-06-2022

Mr. Leon Wright appeared before the Board and read the Special Exception request made by Roy and Barbara Green. There was no opposition.

Commissioner Storey said he has spoken to the Greens and they intend to build a house.

Commissioner Stephenson made the motion to approve the Special Exception requested by Roy and Barbara Green. Commissioner Hatch seconded. Board approved.

A petition by ***Dawn Wisniski Boyd*** 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 in an (ESA) Environmentally Sensitive Area zoning district, in accordance with the petition dated 09/26/2022 to be located on the property described as follows: Dixie County Parcel # 24-10-13-4900-0002-0120, 65 NE 58 Ave, Old Town, FL 32680. **(Commission District 2, W.C. Mills)**

Mr. Leon Wright appeared before the Board and read the Special Exception request made by Dawn Wisniski Boyd. There was opposition. He read the letter that he had received from the opposing party.

Commissioner Stephenson made the motion to table the Special Exception requested by Dawn Wisniski Boyd. Commissioner Hatch seconded. Board tabled.

Mr. Edward Chappell Jr. informed the Board that he was unable to reach the opposing party.

A petition by **Steve Gaudio** located on the property as described as follows: Dixie County Parcel # 13-09-13-4051-0000-1030, 851 NE 829 St, Old Town, FL 32680, to request a Variance for a reduction of side setbacks from 25 feet to 10 feet for new construction of metal carport by the petition dated 10/03/2022 which is located within Section 4.3.7 (ESA) subparagraph (1) of the Dixie County Land Development Regulations in accordance with section 12.3 Variance Procedures. **(Commission District 1, Jody Stephenson)**

Mr. Leon Wright appeared before the Board and read the Variance request made by Steve Gaudio. There was no opposition.

Commissioner Stephenson made the motion to approve the Variance requested by Steve Gaudio. Commissioner Hatch seconded. Board approved.

A lady spoke to the Board and informed them of a property where there are three (3) trailers that have been moved in over the course of a few months. She asked about the frequency of site inspections. She also expressed her concern about harming the gopher turtles.

Commissioner Stephenson said the gopher turtles are being removed from the endangered species list by the game commission.

A petition by **Rantz William** to vacate, abandon, discontinue, and close a public roadway or undeveloped right of way. It affects parcel # 19-13-12-3285-000C-0030, lying in Dixie County, Florida. **(Demory Hill Subdivision)**

Mr. Leon Wright appeared before the Board and read the petition by **Rantz William** to vacate, abandon, discontinue, and close a public roadway or undeveloped right of way. There was no opposition. He presented more information on this to the Board. He said this was in Commissioner Hatch's district.

Commissioner Stephenson made the motion to approve the petition by Rantz William to vacate, abandon, discontinue, and close a public roadway or undeveloped right of way. Commissioner Hatch seconded. Board approved.

Mr. Wright asked if they were going to re-visit the petition by Edward Chappell Jr. and Rebecca Chappell.

Mr. Edward Chappell Jr. informed the Board that he was still unable to reach the opposing party. He said the lady lives in Tampa and her property next to his property in Dixie County is vacant.

Commissioner Stephenson made the motion to approve the Special Exception requested by Edward Chappell Jr. and Rebecca Chappell. Commissioner Storey seconded. Board approved.

Commissioner Valentine voted yes.

Commissioner Hatch voted no for the record.

The motion to go out of the Public Hearing was made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

RESOLUTION 2022-143

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.4.5 SUBPARAGRAPH (4) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN AGRICULTURAL AREA (AG) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED AUGUST 30, 2022. **Alfredo Avendano**
Tabled on 10-06-2022

Resolution 2022-143 was denied due to the Special Exception it supported being denied earlier in the meeting.

RESOLUTION 2022-144

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.7.5 SUBPARAGRAPH (13) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED AUGUST 30, 2022. **Marty and Cynthia Bennett**
Tabled on 10-06-2022

Resolution 2022-144 was denied due to the Special Exception it supported being denied earlier in the meeting.

RESOLUTION 2022-146

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 SUBPARAGRAPH (4) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED SEPTEMBER 2, 2022. **George and Kimberly Campbell**
Tabled on 10-06-2022

Mr. Leon Wright appeared before the Board and read Resolution 2022-146 in support of George and Kimberly Campbell.

Commissioner Hatch made the motion to approve Resolution 2022-146 in support of George and Kimberly Campbell. Commissioner Stephenson seconded. Board approved.

RESOLUTION 2022-147

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 SUBPARAGRAPH (4) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED SEPTEMBER 2, 2022.

Edward Chappell Jr. and Rebecca Chappell

Tabled on 10-06-2022

Mr. Leon Wright appeared before the Board and read Resolution 2022-147 in support of Edward Chappell Jr. and Rebecca Chappell.

Commissioner Hatch made the motion to approve Resolution 2022-147 in support of Edward Chappell Jr. and Rebecca Chappell. Commissioner Stephenson seconded. Board approved.

RESOLUTION 2022-152

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.4.5 SUBPARAGRAPH (4) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN AGRICULTURAL AREA (AG) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED SEPTEMBER 16, 2022. **Roy and Barbara Green**

Barbara Green

Tabled on 10-06-2022

Mr. Leon Wright appeared before the Board and read Resolution 2022-152 in support of Roy and Barbara Green.

Commissioner Hatch made the motion to approve Resolution 2022-152 in support of Roy and Barbara Green. Commissioner Valentine seconded. Board approved.

RESOLUTION 2022-159

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 SUBPARAGRAPH (4) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED SEPTEMBER 26, 2022.

Dawn Wisniski Boyd

Resolution 2022-159 was tabled due to the Special Exception it supported being tabled earlier in the meeting.

RESOLUTION 2022-160

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A VARIANCE TO BE GRANTED, AS PROVIDED IN SECTION 12.3.1 OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, TO GRANT A VARIANCE FOR A REDUCTION OF SIDE SETBACKS FROM 25 FEET TO 10 FEET FOR NEW CONSTRUCTION OF METAL CARPORT WHICH IS LOCATED IN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED OCTOBER 3, 2022. **Steve Gaudio**

Mr. Leon Wright appeared before the Board and read Resolution 2022-160 in support of Steve Gaudio.

Commissioner Stephenson made the motion to approve Resolution 2022-160 in support of Steve Gaudio. Commissioner Hatch seconded. Board approved.

RESOLUTION 2022-161

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, CLOSING UNDEVELOPED RIGHT OF WAY AS IT AFFECTS PARCEL # 19-13-12-3285-000C-0030, LYING IN DIXIE COUNTY, FLORIDA AFTER A PUBLIC HEARING HELD ON OCTOBER 20, 2022 UPON THE PETITION OF RANTZ WILLIAM.

Rantz William

Mr. Leon wright appeared before the Board and read Resolution 2022-161 in support of closing an undeveloped right of way as it affects parcel # 19-13-12-3285-000C-0030, lying in Dixie County, Florida in support of the petition by Rantz William.

Commissioner Hatch made the motion to approve Resolution 2022-161 in support of closing an undeveloped right of way as it affects parcel # 19-13-12-3285-000C-0030, lying in Dixie County, Florida in support of the petition by Rantz William. Commissioner Stephenson seconded. Board approved.

LESLIE STURMER, UF SHELLFISH AQUACULTURE EXTENSION PROGRAM

Ms. Leslie Sturmer appeared before the Board to present information on the Big Bend Shellfish Trail to highlight the working waterfront for tourism. She said there is a long history of shellfish harvesting in this region. She presented brochures highlighting over 98 shellfish locations which include marinas, restaurants, bait and tackle shops, and seafood markets. She said 17% of these are in Dixie County. She said there are 26 educational panels along this trail to highlight the history and the heritage of the waterfront. She said 11 of these panels are located in and around Suwannee, Horseshoe, and Jena. She said that October is National Seafood Month.

GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Greg Bailey appeared before the Board and updated them on several projects. He said that they are advertising for the work on NE 362 and 364 and will be opening bids on November 22, 2022.

Mr. Bailey said the site survey has been done for the EOC expansion and they are working on the floor plans for the Old Town Fire Station.

Mr. Bailey said they have a quote from Slack Construction for the 16 x 8 awning over the new entrance door at the Courthouse for \$7,475.00. He requested their approval of this quote to move forward.

Commissioner Stephenson made the motion to accept the proposal from Slack Construction for the Courthouse Entrance Awning in the amount of \$7,475.00. Commissioner Hatch seconded. Board approved.

Mr. Bailey discussed the CDBG project on 95 and 97 and said it is under review.

Mr. Bailey said he could not find any information on the signs for CR 353. He said he will produce a report with a map to specify the locations of the signs. He said some areas will accommodate a higher speed; however, the curves will be lower. He said the cost of the work he has done would be \$1,600.00.

Commissioner Hatch made the motion to approve the Task Order for Engineering Services with North Florida Professional Services (NFPS) for CR 353 highway signs in the amount of \$1,600.00. Commissioner Stephenson seconded. Board approved.

JERED LIZOTTE, LOCKLEAR AND ASSOCIATES

Mr. John Locklear was present but had to leave the meeting earlier.

CINDY BELLOT, LIBRARY DIRECTOR

Ms. Bellot was not present for this meeting.

STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

Mr. Fremen had nothing to discuss at this time.

STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT

Mr. Hutchison was not present for this meeting.

DWAYNE CHAUNCEY, MOSQUITO CONTROL DIRECTOR

Mr. Chauncey was not present for this meeting.

MICHAEL LATSON, SOLID WASTE DIRECTOR

Mr. Latson was not present for this meeting.

LEON WRIGHT, BUILDING AND ZONING OFFICIAL

Mr. Wright had nothing to discuss at this time.

DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Director Brown appeared before the Board and presented them with some amendments to the Holiday Schedule for the EMS and Fire staff.

Director Brown informed the Board of the amount of money they have been able to collect for services rendered.

He said that Ms. Lisa Sumrall is now full time and has been doing a good job.

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

Mr. Scott Pendarvis informed the Board that they are moving the 911 system over to the next generation system like the state. He said the data will be in the state depository and other counties can assist us if needed.

Mr. Pendarvis presented the Board with the following grants for approval:

He requested the Board's approval of the main grant, which will pay to move the 911 system over to the next generation system will be for \$40,846.95

Commissioner Hatch made the motion to approve the main grant, which will pay to move the 911 system over to the next generation system for \$40,846.95. Commissioner Stephenson seconded. Board approved.

He requested the Board's approval of the five (5) year grant which will pay for the county's portion of the state depository will be for \$457,157.00

Commissioner Stephenson made the motion to approve the five (5) year grant which will pay for the county's portion of the state depository will be for \$457,157.00. Commissioner Hatch seconded. Board approved.

He requested the Board's approval of the memorandum of understanding (MOU) which supports the state depository.

Commissioner Stephenson made the motion to approve the memorandum of understanding (MOU) which supports the state depository. Commissioner Hatch seconded. Board approved.

He requested the Board's approval of the general equipment grant for \$30,782.40

Commissioner Hatch made the motion to approve the general equipment grant for \$30,782.40. Commissioner Stephenson seconded. Board approved.

Mr. Pendarvis informed the Board that he will be traveling to Destin on November 06, 2022 for the 911 conference and training. He said this is reimbursable from the state.

Mr. Pendarvis informed the Board about the issue with the Shamrock Tower. He said it was hit by lightning and needs a generator. He requested the Board's approval of the quote for \$7,858.00 to purchase a 10K generator with a transfer switch. He said this is a vital piece of equipment during power outages.

Commissioner Hatch made the motion to approve the purchase of the 10K generator with the transfer switch for \$7,858.00. Commissioner Valentine seconded. Board approved.

GAIL CARTER, INDIGENT CARE

Ms. Carter was not present for this meeting.

HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Ms. Houghton was not present for this meeting.

ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

Ms. Crowley was not present for this meeting.

DUANE CANNON, COUNTY MANAGER

County manager Duane Cannon appeared before the Board to request their approval for several projects.

Commissioner ___ made the motion to approve the Task Order for Engineering Services with North Florida Professional Services (NFPS) for CR 353 highway signs in the amount of \$1,600.00.

Commissioner ___ seconded. Board approved.

Manager Cannon requested the Board's approval to accept the lowest bidder for the approximately one (1) mile of fencing along the Airport Canal System Project based off the Storm Water Task Force (SWTF) recommendation.

Commissioner Stephenson made the motion to accept the lowest bidder for the approximately one (1) mile of fencing along the Airport Canal System Project based off the Storm Water Task Force (SWTF) recommendation. Commissioner Hatch seconded. Board approved.

Manager Cannon requested the Board's approval to negotiate terms with the apparent lowest bidder in the Ruth Rains Middle School (RRMS) Flood Management Project from DDD Construction and Site Work, LLC.

Commissioner Hatch made the motion to negotiate terms with the apparent lowest bidder in the Ruth Rains Middle School (RRMS) Flood Management Project from DDD Construction and Site Work, LLC. Commissioner Stephenson seconded. Board approved.

Manager Cannon requested the Board's approval to execute the request of the SHIP down payment/closing cost assistance for Charles Reese in the amount of \$25,000.00.

Commissioner Hatch made the motion to execute the request of the SHIP down payment/closing cost assistance for Charles Reese in the amount of \$25,000.00. Commissioner Stephenson seconded. Board approved.

Manager Cannon requested the Board to set the amount to advertise for bid the property located at NE 238th St & NE 165th Ave, across from the Little League Ballpark. He said the assessed value is \$12,200 and the appraised value is \$75,000.

Commissioner Stephenson made the motion to set the bid price at \$75,000.00. Commissioner Hatch seconded. Board approved.

Manager Cannon informed the Board of the following county contract renewal dates:

- a. Chana Watson, County Attorney – No renewal addendum, not in contract. 08/01/2022 through 07/31/2023
- b. Darabi – No renewal addendum, but in contract. 01/06/2020
- c. Passero – No renewal addendum, but in contract. 10/01/2017
- d. Larson – Auto renewal, addendum for auto renewal. 08/30/2017
- e. Locklear – Auto renewal, addendum for auto renewal. 02/06/2020
- f. NFPS - Auto renewal, addendum for auto renewal. 02/06/2020

Manager Cannon informed the Board about the amount saved on Inmate Medical for FY 2021-2022. The expenses were \$1,237,293.06 and the amount settled for was \$190,915.23. He said Ms. Martha McCaskill has been working hard to negotiate these bills down to a lower cost and has saved the county a lot of money. He said an outside vendor would have charged the county 20% to do this. He said inmate medical is now up to date.

Manager Cannon informed the Board that the FDOT will hold a meeting for District 2 for the Tentative Five-Year Work Program on Thursday, December 01, 2022, at 4:30 PM – 6:30 PM either in person, at the Jacksonville Urban Office Training Facility, or Online.

Manager Cannon requested the Board look around the flooded areas of the county and help determine another round of culverts to clean out.

Manager Cannon informed the Board the fuel card system, at the county yard, has been having problems and they have been looking at options for an upgrade. He said the old system is outdated and obsolete.

Manager Cannon informed the Board that the street on the back side of the Courthouse has been designated as a one-way street and it has been striped and marked accordingly.

Commissioner Storey thanked the County Manager and his staff.

Commissioner Stephenson informed the Board that Ms. Pamela Swanson would like to block off the dead-end road near her and the county owned property. He said the public is using this to access an area to go mud bogging on.

CHANA WATSON, COUNTY ATTORNEY

County Attorney Chana Watson appeared before the Board and discussed the issue with Mr. Bench and the code enforcement violation fine on his property. She informed the Board that a daily fine of \$200.00 has been assessed since 2021 which now totals \$63,000.00. She said he has been in compliance since August 01, 2022.

Code Enforcement Officer Steve Fremmen explained to the Board that this is the standard process. He said that certified letters were mailed to the property owner of record. He said this was advertised and the property was posted. Then the case goes to court. He said the owner did show up in court for this case.

Ms. Judy Pointman spoke to the Board as the neighbor generating the original code enforcement complaint. She said she has lived next to this property for 40 years. She said garbage has been buried on this property. She said trash has been thrown over the fence into her yard. She said she has called the law on several occasions. She said a bullet was shot from that direction into her home per the investigating officer. She stated this neighbor was awful.

Mr. Fremen said there is documentation to support her claims.

Commissioner Stephenson said the brother/co-owner of the property is present and says he was unaware of any of this. He said he is currently trying to sell this property, because his brother has passed away, and he can't until this matter is resolved.

Mr. Fremen stated the property owner name and address is gathered from the Property Appraiser's website.

Attorney Watson said the owner is responsible for the property.

Mr. Bench spoke to the Board and said he is the owner of the property along with his brother. He said he was unaware of what was happening there. He said he did not know about the code violations until August of this year. He said he cleaned up the property.

Commissioner Hatch asked how he cleaned up this property and where did the junk and debris go.

Mr. Bench said the scrap metal went to the scrap yard. He said the tires were sold to someone. He said the mail has been forwarded to his Lake City address since January. He said he had to evict a man that was living on this property.

Commissioner Stephenson asked what the county have invested in this.

Mr. Fremen replied in excess of \$1,000.00 for the Magistrate and Court costs.

Attorney Watson stated the Code Enforcement Officer has worked hard on this case and there is a judgement against the property. She recommended the Board be consistent with the decisions regarding these matters.

Commissioner Hatch said the Board has been working hard on the Code Enforcement issues. He said he will not lower the fine.

Commissioner Stephenson said he will support the decisions of the Code Enforcement Officer.

Mr. Fremen said the rules of code enforcement need to be followed.

Commissioner Hatch made the motion to keep the same fine, as per the Judgement, in place. Commissioner Stephenson seconded. Board approved.

Mr. Jim Ward spoke to the Board and said the owner is responsible for anything that is buried on the property.

Mr. Bench requested a reduction in the fine.

Building Official Leon Wright stated that the Magistrate could have set this fine at \$500.00 per day but did not.

Mr. Bench requested a ½ reduction in the \$200.00 per day code violation fine from the Board.

Commissioner Hatch made the motion to not accept Mr. Bench's offer of a ½ reduction in the \$200.00 per day code violation fine.

Chief Deputy Clerk Verna Wilson asked how the possible reduction in fines will work when the Judgement has been recorded.

Attorney Watson said it would go back before the Magistrate for negotiation.

Ms. Wilson added that there would be additional fees to pay the Clerk of Court if there are changes made to the Judgement.

Mr. Fremen stated there would also be additional fees and processes that would have to be done at his office if changes are made to the Judgement.

Commissioner Hatch made the motion to not accept Mr. Bench's offer of a ½ reduction in the \$200.00 per day code violation fine. Commissioner Storey seconded. Board approved.

Commissioner Valentine voted yes to deny the offer from Mr. Bench.

Commissioner Stephenson voted to oppose the Board's decision to deny the offer from Mr. Bench.

Attorney Watson informed the Board that there is a buyer for this property, and she has agreed to satisfy the lien.

Attorney Watson informed the Board there are other properties that the Board will need to address in the near future. She said Foreclosure or Garnishing Wages may be other options to be considered by the Board.

Mr. Fremen said there are some old cases that need to be cleaned up and processed.

Commissioner Storey made the motion to pursue other options to settle these matters of code enforcement judgements for any outstanding cases. Commissioner Stephenson seconded. Board approved.

Attorney Watson requested the Board approve the Magistrate contract renewal with Attorney Lindsey Lander for his services at \$150.00 per hour.

Commissioner Hatch made the motion to renew the Magistrate contract with Attorney Lindsey Lander. Commissioner Stephenson seconded. Board approved.

Attorney Watson discussed the SHIP lien that has been filed against the property owned by Sarah Ingram Smith Brown. She was approved for \$24,914.50 in 2018 for a five (5) year term. She said Ms. Brown passed away in 2020; however, the debt is still due. The debt is \$19,931.60 as of 2020. The heirs are wanting to refinance the loan with the bank. She said the attorney from Bank of America would like to offer \$3,000.00 to settle the judgement that is owed to the Board. She said the Board is the second mortgage holder and may not get any funds from a foreclosure.

Commissioner Stephenson made the motion to collect the full amount of the judgement. Commissioner Hatch seconded. Board approved.

BARBIE HIGGINBOTHAM, CLERK OF COURT

Clerk Higginbotham had nothing to discuss at this time.

COUNTY COMMISSION ITEMS

Commissioner Stephenson had nothing to discuss at this time.

Commissioner Hatch said he would like to discuss the Air B & B first in the next workshop scheduled for November 03, 2022 at 2:00 PM.

Commissioner Hatch made the motion for the Code Enforcement Officer to initiate his own code enforcement violation cases without the need for a public complaint being filed. Commissioner Valentine seconded. Board approved.

Commissioner Stephenson said code enforcement is a dangerous job.

Mr. Wright said code enforcement is a continuous process and documentation is crucial.

Mr. Fremen informed the Board that state law says the public cannot make an anonymous complaint.

Mr. Wright requested staffing also be addressed in the workshop.

PUBLIC COMMENTS AND CONCERNS

There were no comments or concerns expressed at this time.

ADJOURN

Commissioner Stephenson made the motion to adjourn at 9:15 PM. Commissioner Hatch seconded. Board approved.

BOARD OF COUNTY COMMISSIONERS
DIXIE COUNTY, FLORIDA

ATTEST:



Jamie Storey
Jamie Storey, 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.