

Regular Meeting
Commission Board Room
Dixie County Courthouse
214 NE Hwy 351, Cross City, FL 32628
September 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

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, County Manager
Martha McCaskill, 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 Jamie Storey.

2. INVOCATION AND PLEDGE TO THE AMERICAN FLAG

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

3. VOUCHER APPROVAL

The motion to approve Vouchers was made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.

4. CONSTITUTIONAL OFFICERS

None present.

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

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.

APPLICATIONS for SPECIAL EXCEPTIONS

A petition by **Alex Kemp** 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 (RSF/MH) zoning district, in accordance with the petition dated 06/07/2024 to be located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0003-5440 20 SE 908th Ave, Old Town, FL 32680; 0).
(COMMISSION DISTRICT 3 MARK HATCH)
Tabled on 9/5/2024

Motion to approve the Special Exception for Alex Kemp made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

Motion to go back to the Board was made by Commissioner Stephenson. Seconded by Commissioner Osteen. Board approved.

RESOLUTIONS

Resolution 2024-71

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 SPECIAL EXCEPTIONS 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 JUNE 7, 2024. WHEREAS, **ALEX KEMP** have 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 permit one recreational vehicle in an Residential Single Family/Mobile Home Area (RSF/MH), Zoning District, by Petition dated 06/07/2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 19-13-12-2294-0003-5440 (20 SE 908th AVE, Old Town, FL 32680).

(Commission District 3 Mark Hatch)

Tabled on 09/05/2024

Motion to approve Resolution 2024-71 made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

Mr. Leon Wright stated that he reached out to Mr. Greg Bailey's office for a quote on reviewing items for planning and zoning and that he would like to advertise.

Motion to advertise for quotes on reviewing items for planning and zoning made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

Attorney Chana Watson stated that she and Mr. Wright had talked, and they anticipate to roll out the LDR's by the October 17 BOCC meeting.

Motion to advertise pending approval made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

5. BIG BEND WATER AUTHORITY-BUDGET APPROVAL

Motion to approve the Big Bend Water Authority Budget made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

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

Mrs. Shiela Frierson informed the Board that September is national recovery month and that they will be doing a silent recovery stand on Highway 19 on September 30, 2024, at 9:30 AM. Mrs. Frierson distributed packets to the Board informing them on the risks of marijuana use and a substance abuse survey in Dixie County. She stated that they surveyed 52% of the youth in Dixie County and among the middle school, 30.9 % have reported using marijuana and 44.3 % of the Highschool has used marijuana. She stated that Amendment three (3) is coming up for a vote, which is the Legalization of Recreational Marijuana and that they wanted to give facts to make an informed decision.

Chairman Jamie Storey asked Mrs. Katrina VanAernam the amount that the County needed to find the Anti-Drug Coalition

Mrs. VanAernam presented a budget to the Board and stated that they would need about \$50,000 dollars.

7. KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL

Mrs. Kay McCallister stated that they worked on their new budget and that they have not fully recovered from Hurricane Idalia and are down about \$15,000 dollars.

Mrs. McCallister stated that they are going to start a monthly vlog program on the website with more information on Dixie County. She stated that they will soon be starting a video co-op that they will offer to tourist businesses to make videos that they can use on their website to regain business they lost from last year.

Mrs. McCallister stated that she is still getting quotes for the picnic tables and grills for the pickleball courts and that her and Mr. Paul Gainey are working on the electric.

Mrs. McCallister stated that she will be attending quite a few Camping and Fishing shows around the state and that she is still looking for one more show to attend. She stated that they had increased their marketing grants for advertising outside of the area. She stated that she will be sponsoring the music festival and fishing tournament in Horseshoe Beach to help out with their recovery.

Mrs. McCallister informed the Board that Horseshoe Beach has a new restaurant called the Sunset Grill that replaced the Shrimp Boat.

8. STEVE COPELAND, SUWANNEE WATER AND SEWER MANAGER

Attorney Watson stated that the County needs to add language into the ordinance regarding elections. She stated that this election will proceed as scheduled, but that they need to make a few changes moving forward. She stated that the previous policy stated that all of district three (3) would vote, and that one of the changes is that it's for the citizens that have an account.

Mr. Tim Ward asked if that is for Dixie County residents or if you have a service meter?

Attorney Watson stated that that is something they are trying to straighten up. She stated that she believes it would be better if it was members who have an active account. She stated that she would bring it back to the Board to address.

9. GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Greg Bailey was not present at the meeting.

10. JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES

Mr. Jerry Lizzet stated that they had a pre-construction meeting for Hal Chaires Road and that the tentative start date for that project is scheduled on October 14, 2024.

11. CINDY BELLOT, LIBRARY DIRECTOR

Mrs. Cindy Bellot was not present at the meeting.

12. STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

Mr. Steve Fremem was not present at the meeting.

13. STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT

Mr. Steve Hutchison was not present at the meeting.

14. TIM JOHNSON, SOLID WASTE DIRECTOR

Commissioner Hatch made a motion to place a dumpster in Suwannee for canal cleanup. Seconded by Commissioner Wood. Board approved.

15. LEON WRIGHT, BUILDING AND ZONING OFFICIAL

Mr. Leon Wright presented earlier in the meeting.

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

Mr. Scott Pendarvis had nothing to bring to the Board.

17. DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Chief Darian Brown stated that they have been negotiating with Horseshoe Beach and that they will come to an agreement tomorrow. Chief Brown stated that Old Town Station four (4) is almost done with metal and they will put the roof on. He stated that the EOC (Emergency Operations Center) building received a notice to proceed that has been presented to Mr. Bailey and is pending Board signature.

He stated that he and Mr. Garner will be going to Tallahassee tomorrow to meet with Senator Corey Simon to discuss possible advancements for medical care in the County.

Chief Brown stated that he would be traveling most of October and would miss both of the Board meetings, but that his staff would be there to answer any questions.

18. GAIL CARTER, INDIGENT CARE

Mrs. Gail Carter was not present at the meeting.

19. HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Mrs. Holly Houghton was not present at the meeting.

20. ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

Mrs. Angie Crowley stated that she will have everything the Finance Department needs no later than September 23rd, 2024.

21. PAUL GAINEY, COUNTY MANAGER

Action Items:

1. Request Board approval for the SHIP Release of Lien for Christopher J Hodge and Tiffany A Hodge in the amount of \$24,999.50.

Motion to approve the SHIP Release of Lien for Christopher J Hodge and Tiffany A Hodge in the amount of \$24,999.50 made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.

2. Request Board approval to execute the FDACS Mosquito Control Agreement # 31505 for FY 2024-2025 in the amount of \$65,494.12 (to be electronically signed).

Motion to approve and execute the FDACS Mosquito Control Agreement # 31505 for FY 2024-2025 in the amount of \$65,494.12 (to be electronically signed) made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.

3. Request Board approval to execute Supplemental Agreement # 3 for NE 592nd St from US 19 to NE 272nd Ave in the amount of \$216,443.81.

Motion to approve and execute Supplemental Agreement # 3 for NE 592nd St from US 19 to NE 272nd Ave in the amount of \$216,443.81 made by Commissioner Stephenson. Seconded by Commissioner Wood. Board approved.

4. Request Board approval to execute the Passero Associates, LLC Work Order 23-14R for the T-Hangar and Taxilane Construction at the Airport in the amount of \$97,756.00.

Motion to approve and execute the Passero Associates, LLC Work Order 23-14R for the T-Hangar and Taxilane Construction at the Airport in the amount of \$97,756.00 made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

5. Request Board approval to execute the Passero Associates, LLC Work Order 23-15R for the T-Hangar Taxilane at the Airport in the amount of \$86,961.00.

Motion to approve and execute the Passero Associates, LLC Work Order 23-15R for the T-Hangar Taxilane at the Airport in the amount of \$86,961.00 made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

6. Request Board approval to execute the Notice of Award for the T-Hangar Building to Gray Construction, Inc in the amount of \$2,939,932.00.

Motion to approve and execute the Notice of Award for the T-Hangar Building to Gray Construction, Inc in the amount of \$2,939,932.00 made by Osteen. Seconded by Commissioner Hatch. Board approved.

7. Request Board approval to execute the Addendum to the Construction Agreement Deductive Change Order # 1 for the T-Hangar and Taxilane Construction in the amount of \$693,839.00 reduction.

Motion to approve and execute the Addendum to the Construction Agreement Deductive Change Order # 1 for the T-Hangar and Taxilane Construction in the amount of \$693,839.00 reduction made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

8. Request Board approval of FDOT New Hangar Building Amendment # 2 additional funding amount of \$400,000.00.

Motion to approve the FDOT New Hangar Building Amendment # 2 additional funding amount of \$400,000.00 made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.

9. Request Board approval of Resolution 2024-83 in support of the FDOT New Hangar Building Amendment # 2 additional funding amount of \$400,000.00.

Motion to approve Resolution 2024-83 in support of the FDOT New Hangar Building Amendment # 2 additional funding amount of \$400,000.00 made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

10. Request Board approval to issue the NTP (Notice to Proceed) to Gray Construction, Inc. for the EOC Expansion.

Motion to approve to issue the NTP (Notice to Proceed) to Gray Construction, Inc. for the EOC Expansion made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

11. Request Board approval to accept Locklear's RFQ for CEI Services on CR 349 South Paving Project and to begin negotiations for contract.

Motion to approve and accept Locklear's RFQ for CEI Services on CR 349 South Paving Project and to begin negotiations for contract made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

12. Request Board approval to reschedule the Oct 3, 2024, Policy & Procedure Workshop due to several key Department Heads not being available on that day.

Motion to approve and reschedule the Oct 3, 2024, Policy & Procedure Workshop due to several key Department heads not being available and postponing it to October 17, 2024, at 5:00 PM before the regular scheduled BOCC meeting at 6:00 PM made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

13. Request Board approval for the Hatchee Haunts event to be held at DTRAC in Jena on Oct 25,26 & 31, 2024 and Nov 1 & 2, 2024.

Motion to approve the Hatchee Haunts event to be held at DTRAC in Jena on Oct 25,26 & 31, 2024 and Nov 1 & 2, 2024 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

County Manager Paul Gainey informed the Board that he turned his resignation and thanked them for the opportunity.

Chairman Jamie Storey thanked Mr. Gainey and asked the Board for a motion to advertise the County Manager position.

Motion to advertise for the County Manager position made by Commissioner Stephenson. Seconded by Commissioner Osteen. Board approved.

22. CHANA WATSON, COUNTY ATTORNEY

Mrs. Chana Watson advised the Board that it would take two weeks to advertise the position. She said personally she thinks that the County needs someone who has a few years of experience or training in that area. She stated that there is a lot that comes out of that office and that the County needs someone who has experience in supervising large departments.

Commissioner Jamie Storey stated that the County needs someone who works well with the clerk's office as well.

Clerk Barbie Higginbotham stated that Mr. Gainey worked well with everybody and that he is leaving because he was backed into a corner and had no other choice.

Attorney Watson stated that she will have Mrs. Angie Crowley make a copy of the advertisement for the County Manager Assistant position for the Board to reflect on for the County Manager position.

Attorney Watson updated the Board on the Melton case and stated that it is expected to go to trial and will inform the Board as they proceed.

23. BARBIE HIGGINBOTHAM, CLERK OF COURT

Mrs. Barbie Higginbotham stated that her and the staff have worked together to move forward as a team and that when Mr. Duane Cannon decided to leave, Mr. Gainey was able to fill his shoes. She stated that when she came back from the Conference, she received the call that Mr. Gainey resigned. She stated that she hates that Mr. Gainey feels the need to leave and is hoping the Board reconsiders their decision. She stated that it is a shame we are sitting here having this discussion.

Mrs. Verna Wilson stated that it is leaking in the offices and that they need someone to come out and fix the roof leaks.

Mr. Gainey stated that he spoke to HVAC to come and look at the situation and that there should be some quotes and opinions coming back.

24. COUNTY COMMISSION ITEMS

Commissioner Wood asked to look into the speedbumps at Hinton Landing and stated it was good working with Mr. Gainey.

Commissioner Hatch thanked Mr. Gainey for what he has done for the County.

Commissioner Osteen thanked Mr. Gainey for everything. He stated that he has had a few calls from citizens by DTRAC and that they are having problems using the baseball fields at the school because the gates are locked. He stated he would like to put in batting cages.

Mr. Gainey stated that he can look at the cost and bring numbers to the next meeting.

Commissioner Stephenson stated that he appreciates everything Mr. Gainey has done and that he hates to see him go.

Commissioner Stephenson stated that in 2024 the County secured \$5,000.000 more debt than before.

Mrs. Higginbotham stated that a lot of that is Grants and that Mrs. Brenda Royal has the entire audit book and will let Commissioner Stephenson borrow it.

Chairman Jamie Storey spoke to Mr. Gainey and stated that it was a pleasure working with him and that if Mr. Gainey had a change of heart to give him a call and he will relay the message.

25. PUBLIC COMMENTS AND CONCERNS

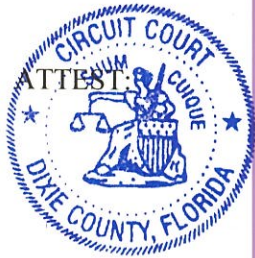
No public comments at this time.

APPROVED

26. ADJOURN

Commissioner Osteen made the motion to adjourn. Commissioner Hatch Seconded. Board approved.

BOARD OF COUNTY COMMISSIONERS
DIXIE COUNTY, FLORIDA



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.