

(01-09-06)

**MINUTES OF THE
BOARD OF COUNTY COMMISSIONERS
BRADFORD COUNTY
MONDAY, JANUARY 9, 2006
WORKSHOP 8:30 A.M. – GROWTH MANAGEMENT
REGULAR SCHEDULED MEETING 9:30 A.M.**

**WORKSHOP
GROWTH MANAGEMENT**

The Bradford County Board of County Commissioners convened in a workshop session on Monday, January 6, 2006, at 8:30 a.m., in the County Commission Meeting Room, 945 North Temple Avenue, Starke, Florida.

Present were: Commissioner Lewis, Commissioner Thomas, Chairman Hersey, Commissioner Cooper and Commissioner Chandler.

Also present were: Jim Crawford, County Manager; June Neats, Administrative Assistant; Ray Norman, Clerk of Courts; Marlene Stafford, Deputy Clerk; Terry Brown, County Attorney; Nora Thompson, Zoning Director; Judy Butterfield, Cooperative Extension Director; Gordon Smith, Chief of Police; Mark Crawford, Press; Ken Sauer, City Manager; Bobby Carter, City Commissioner; Tommy Chastain, City Commissioner, Steve Futch, Mayor; Linda Johns, City Clerk; Larry Paterson, City of Starke Code Enforcement Officer.

(See Supplement File No. 01-09-06 for a copy of all documentation, if any, presented at this meeting.)

CALL TO ORDER

Chairman Hersey called the workshop to order at 8:32 a.m.

Chairman Hersey expressed his appreciation to everyone who has worked on growth management and then turned the workshop over to Mr. Crawford.

Mr. Crawford gave a [Power-Point presentation](#) addressing some particulars and requirements of Senate Bill 360. His presentation was not limited to but included updating the capital improvement element to the County's Comprehensive Plan, concurrency, proportionate share mitigation, transportation proportionate share ordinance, public school concurrency and impact fees.

Three proposals were received from the RFP for the impact fee study, which were evaluated by the Clerk's Office, himself and the City. He will be making a recommendation concerning the proposals during the regular meeting.

Discussion ensued regarding the impact fee study and impact fees in general.

ADJOURN

There being no further business, the workshop adjourned at 9:19 a.m.

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**REGULAR SCHEDULED MEETING
MONDAY, JANUARY 69, 2006
9:30 A.M.**

The Bradford County Board of County Commissioners convened in regular session on Monday, January 9, 2006, at 9:30 a.m., in the County Commission Meeting Room, 945 North Temple Avenue, Starke, Florida.

Present were: Commissioner Lewis, Commissioner Thomas, Chairman Hersey, Commissioner Cooper and Commissioner Chandler.

Also present were: Jim Crawford, County Manager; June Neats, Administrative Assistant; Ray Norman, Clerk of Courts; Marlene Stafford, Deputy Clerk; Terry Brown, County Attorney; Mark Crawford, Press; Jerome Kelley, County Engineer; Nelson Green, Emergency Medical Services Director; Brian Johns, Emergency Management Director; Wendy Spierer, Emergency Management; Nora Thompson, Zoning Director; Donny Wise, Solid Waste Director; Percy Sullivan, Fire Chief; Sheriff Milner, and Major Pearson.

(See Supplement File No. 01-09-06 for a copy of all documentation presented at this meeting.)

CALL TO ORDER

Chairman Hersey called the workshop to order at 9:31 a.m.

INVOCATION / PLEDGE OF ALLEGIANCE

Commissioner Chandler offered the Invocation and led the Pledge of Allegiance.

RECOGNITIONS

Chairman Hersey presented certificates of appreciation from Jones-Langford-White American Legion Post No. 56, to Larry Ard, Mike McRae and Wendy Spierer for their outstanding service and assistance to the American Legion Program.

Sheriff Milner announced that Officer Ard recently retired and Mike McRae has taken the full-time job of the outside inmate squad.

CONSENT AGENDA

- A. MINUTES FROM REGULAR SCHEDULED MEETING OF SEPTEMBER 12, 2005**
- B. MINUTES FROM WORKSHOP OF SEPTEMBER 19, 2005**
- C. INTERLOCAL AGREEMENT BETWEEN BRADFORD COUNTY AND THE SHERIFF
RELATING TO THE MANAGEMENT OF THE BRADFORD COUNTY DETENTION CENTER**

On Motion of Commissioner Lewis, Seconded by Commissioner Thomas, the Board unanimously approved the [Consent Agenda](#) in its entirety.

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INTERLOCAL AGREEMENT WITH THE CITY OF STARKE REGARDING BUILDING & ZONING FEES AND PERMITS – NORA THOMPSON:

Ms. Thompson presented the interlocal agreement. It is the same as those interlocals the County has with Brooker, Hampton and Lawtey. A few items that pertain to Starke do not pertain to the other municipalities. The biggest change is that this agreement turns the City's zoning back over to the City. The County will continue to handle their building permits, if they so desire.

Mr. Sauer said that he presented this agreement to his commission last Tuesday and they have requested a workshop with the County for further discussion.

On Motion of Commissioner Chandler, Seconded by Commissioner Lewis, the Board unanimously agreed to table this item.

LDR REVISIONS – NORA THOMPSON:

- A. LDR – 05-3 CONFORMING WRECKING YARDS (FUTURE)**
- B. LDR – 05-4 NON-CONFORMING WRECKING YARDS (EXISTING)**
- C. LDR – 06-1 HORSES (SPECIAL EXCEPTION)**

Ms. Thompson said that these are proposed amendments to the LDR. She requested Board review of the amendments before the advertisement process. She and Mr. Crawford have met with some of the people who were opposing LDR 05-3 and 05-4 to try to work out some of the differences. They seem to be happy with what is before the Commission.

Incited by a question of Commissioner Chandler, Ms. Thompson explained LDR 06-1. This amendment would affect RSF-1, RSF-MH and RMH zoning districts. Currently in those districts you cannot have any type of horses or animals. This amendment would allow those property owners to apply for a special exception to have horses.

For clarification purposes, Commissioner Cooper said that LDR 05-4 states that if a non-conforming wrecking yard closes for a period of two consecutive years, in order to re-open they have to come back and conform. Ms. Thompson said that was correct, which is the standard.

On Motion of Commissioner Chandler, Seconded by Commissioner Cooper, the Board unanimously approved the advertisement of the LDR Amendments as presented.

ALLOW WORKERS COMPENSATION EXEMPTED CORPORATIONS TO BID ON S.H.I.P. PROJECTS – JIM CRAWFORD / ANGELA MACEY:

Mr. Crawford said that it has come down to where there is only one contractor who is bidding on the smaller S.H.I.P. contracts. There are some very good artisans in the County who do not carry Workers' Comp because they are primarily a one-person organization. They are requesting a Workers' Compensation exemption to open the process up such organizations. The risk factor is extremely low.

On Motion of Commissioner Cooper, Seconded by Commissioner Lewis, the Board unanimously accepted the recommendation of Mr. Crawford to allow the change to the S.H.I.P. bidding process to include persons who are exempt from the Workers' Compensation requirements.

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On Motion of Commissioner Chandler, Seconded by Commissioner Cooper, the Board unanimously agreed to table this item until the mid-month meeting.

COMMUNITY BUDGET ISSUE REQUEST – JIM CRAWFORD:

Mr. Crawford said that it is time for the County to submit community budget issue requests. It has been recommended that the County submit three (3) budget requests. He suggested submitting the following requests: (1) Enclosure of Rear Courthouse Sally port, (2) Library.

Incited by a question of Commissioner Lewis, Clerk Norman explained that what is being proposed regarding the sally port is to enclose it and redesign the stairwell for security purposes.

Mr. Crawford said that he would like to add a third request: Communication Upgrade Project.

On Motion of Commissioner Cooper, Seconded by Commissioner Chandler, the Board unanimously authorized moving forward with all three community budget issue requests that have been presented.

CR18 CONTRACT ADJUSTMENTS – JIM CRAWFORD / JEROME KELLEY:

Mr. Crawford said that when APAC was awarded the bid it was a little over budget. Mr. Kelley has a recommendation to get within budget and do a good job.

Mr. Kelley said that the base bid included level/surface course from SR235 in Brooker to SR100. Anticipating there would be excess funds, an alternate bid was included to widen CR18 where it intersects CR227 back to just east of HWY301 where CR221 intersects. The base bid came in well under budget. However, by adding the alternate bid, it put the project a little over budget.

The section of CR18 around Hampton Lake and CR227 to just east of HWY301 is the worst section of this road. After evaluation he is 99% sure that the recommendation will be to mill this section of the road. APAC has provided a quote to do the milling and to change the level course from Brooker to the CR227 intersection to a surface course about 1 ¾" thick. This will provide the extra funding needed to do the widening and the milling. If it can be squeezed in, they are considering replacing the large structure going into Hampton Lake between CR227 and HWY301. He hopes to have this all worked out in the next week or two. The final project being: Surface course from Brooker to the CR227 intersection, milling and widening from CR227 to HWY301, from Hampton to SR100, level and surface course.

Discussion ensued. Mr. Kelley advised that they hope to start the project within one to two months. The money has to be expended by the end of the year to meet D.O.T. requirements.

On Motion of Commissioner Lewis, Seconded by Commissioner Thomas, the Board unanimously accepted Mr. Kelley's recommendation and authorized the proposed changes to stay within budget and to proceed with the pre-construction conference.

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GRANT WRITER QUARTERLY REPORT – MICHELLE EVERSON:

Chairman Hersey announced that this item has been withdrawn and would be continued to January 19.

LIBRARY PROPERTIES WITH HOMES TO SURPLUS – JIM CRAWFORD:

- A. 03018-B-00200 – DOUGLAS**
- B. 0372-0-00000 – ODOM**
- C. 03269-0-00000 – BELCHER**
- D. OTHER BUILDINGS – BOY SCOUT, CONCESSION, RECREATION**

Mr. Crawford said that it is time to surplus the buildings located on the properties acquired for the Library Construction Project and to make a decision regarding the removal of the buildings.

Mr. Crawford briefly reviewed the various buildings.

This incited discussion regarding the various options for removal of the buildings.

On Motion of Commissioner Cooper, Seconded by Commissioner Lewis, the Board unanimously approved to surplus the Douglas, Odom and Belcher buildings and to authorize the County Manager to proceed with advertising an RFP for their removal, excluding the building being used for Boy Scout meetings.

Mr. Crawford said that he would research the status of the building being used by the Boy Scouts.

WELL FLORIDA COUNCIL NEW PROGRAM DISCUSSION – JEFF FELLER:

Mr. Jeff Feller, Director of Development and Communications for the Well Florida Council approached the Commission. He gave a brief update of the program and services provided to the citizens of Bradford County. He reviewed some problem areas that were recently revealed by a needs assessment and what programs have been established to help with these problem areas.

The federal funding for the program ran out in early 2005. Since then, they have worked very hard to get dollars from the community to maintain the program. They will draw federal funding again in the 2006-2007 budget year. In the meantime, the program has had to scale back a bit. Senator Smith has agreed to support a community budget issue request to get the programs back into full swing and expand it into one other additional county who is currently participating in the Rural Health Partnership. They are still receiving funding from public agencies and private partners.

Mr. Feller encouraged the Commissioners to refer citizens to their program.

FY 04-05 SHERIFF BUDGET AMENDMENTS – ADJUSTMENT OF YEAR END FUND – JIM CRAWFORD / BOB MILNER:

Mr. Crawford said that \$128,400.00 of monies earned from jail revenue for the months of August and September but not received was part of the \$153,485.00 the Sheriff returned to the County at the last

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Commission meeting. Even though he had encumbered some costs for the money he had earned in those two months, he had to return it to comply with accounting procedures. Out of the \$128,400.00 earned in August and September, the Sheriff is asking for \$67,500.00 as a budget amendment to increase his 04/05 budget. This reduces the amount returned by the Sheriff to \$86,354.00.

The amended interlocal agreement should keep this situation from occurring again. It will allow the Sheriff to receive jail inmate funds for August and September in the current year so it can be spent in the current year without returning it to the Board.

On Motion of Commissioner Cooper, Seconded by Commissioner Thomas, the Board unanimously authorized the \$67,500.00 budget amendment as presented.

APPROVAL FOR IMPACT FEE STUDY – JIM CRAWFORD:

Mr. Crawford distributed the [ranking sheet](#) to Board for the Impact Fee Study RFP. Himself, the Clerk's Office and the City Manager, evaluated the bids. They have selected Dr. Nicholas, who is a law professor at the University of Florida. His fee to do a countywide study is \$30,000.00.

Dr. Nicholas recommends that the City of Starke pay \$9,000.00 and the County pay \$21,000.00, which is a fair share of the study.

After brief discussion and *On Motion of Commissioner Lewis, Seconded by Commissioner Cooper, the Board unanimously approved the recommendation to award the contract to Dr. Nicholas for the Impact Fee Study.*

Mr. Crawford said that Jim Parrish with Small County Technical Assistance has advised that they will provide \$8,250.00 towards the County's share, if application is made by the 15th of this month. He will apply for this grant this week.

APPROVE PAYMENT OF BILLS – COMMISSIONER LEWIS:

On Motion of Commissioner Lewis, Seconded by Commissioner Chandler, the Board unanimously approved payment of [the bills](#) as reviewed.

PUBLIC COMMENTS:

Ms. Carol Kunselman – River Road Plantation

Ms. Kunselman, on behalf of River Road Plantation Association, Inc., approached the Commission. She said that in June of 2002, Craig Bryan brought a resolution before the Board requesting closure of a portion of an abandoned road. Part of this road borders the eastern portion of her property, along with four other properties that a currently owned. There has been no survey to determine if they are paying taxes to the center of the road. If the County closes this unused portion of the road, it leaves them with only one ingress and egress into the property. They now have an association that is working to keep the road maintained as well as possible. However, they have had serious incidences with ambulances, with the fire department and with school buses. They need to know whether this road has been closed. If it has not, they do not want it closed.

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In addition, the 75% participation requirement to establish an MSBU is almost impossible for this area. There are approximately 10 out of the 42 property owners who are absentee owners, and who could care a less about the road. A 51% participation requirement would be much fairer. There are at least five (5) other subdivisions in the County who could benefit from an MSBU if the participation percentage were decreased.

Mr. Crawford reported that resolutions were adopted, a public hearing held, deeds were prepared, but never recorded. He has the deeds and has been making steps to have them recorded. These roads were never developed and never opened.

Discussion ensued.

Chairman Hersey advised Ms. Kunselman that research would be done to determine what has taken place.

Commissioner Lewis said that he would like to revisit the MSBU participation percentages requirements.

There was brief discussion regarding the MSBU process.

Mr. Brown said that there is a lesson to be learned here. It has become more frequent for citizens to request that the Board abandon roads and release the property to them. Usually, those roads were put there for some reason, at some time. While they may not be benefiting from it today that does not mean there may not be people who will benefit at some time in the future. Once the County has abandoned property and abandoned the roadway, it is not the County's and you cannot simply take it back. First, this means each property owner will have to have the desire to deed it back to the County. Second, even when and if they wish to do that, the County cannot take it because the County can only accept roads built to County standards. While this Commission tries to accommodate the requests of its constituents, you need to move very slowly and carefully before you ever agree to abandon roads.

COUNTY ATTORNEY REPORTS – TERRY BROWN

None.

COUNTY MANAGER REPORTS – JIM CRAWFORD:

Mr. Crawford said that the limerock contract with Pritchett Trucking expired in December. An RFP was advertised and bids received. In the bid from Pritchett Trucking, there is an increase in cost per ton, which is due to the increase in fuel cost. He recommended that the Board accept the bid from Pritchett Trucking for one year, with the option to extend it for two years.

On Motion of Commissioner Cooper, Seconded by Commissioner Lewis, the Board unanimously accepted to contract with Pritchett Trucking.

A. DEPARTMENTAL TRANSFER OF DUSTIN HAMILTON FROM PROPERTY APPRAISER TO

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EMERGENCY MANAGEMENT:

Mr. Crawford announced that the Emergency Management Department has hired Dustin Hamilton, a former employee of the Property Appraiser, as the Emergency Management Preparedness Coordinator.

B. OPS POSITION IN ROAD DEPARTMENT:

Mr. Crawford said that some time ago the Board authorized the Road Department to fill two OPS positions. They advertised and only hired one. The two next candidates turned the job down because of low pay. This is fine because there is not a need for additional help until the spring when the mowing picks up.

Mr. Crawford reported that there is a pandemic tabletop exercise planned for February 14, 2006 at Santa Fe Community College. Details will be forthcoming. The Board's participation in the exercise would be appreciated.

CLERK REPORTS – RAY NORMAN:

None.

COMMISSIONER'S COMMENTS

Commissioner Lewis:

--Asked when the grant writer will be presenting a progress report. Mr. Crawford advised that it would be done at the next meeting.

Commissioner Thomas:

--If legally feasible, he would like the Board to give Mr. Crawford leverage to negotiate a price with the road paving contractor currently on board with Meng Dairy Road to pave the roads on the priority list instead of going out for bid, which could save money.

Mr. Brown said that you could do contract amendments and piggyback on other projects, if needed. Mr. Crawford said that if you do have a contractor on site there could be a savings on mobilization costs.

Commissioner Cooper said that the way you keep contractors honest is to make them compete with each other. That is why you do bids.

Discussion developed.

Mr. Crawford said that he has relayed to Mr. Kelley the Board's desire not to have "super highways". Mr. Kelley agrees with that concept and is aiming in that direction for these roads. There is the option of packaging several roads together in the bidding process. They could be bid separately and as a

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package.

Mr. Brown said that what is commonly done is that a paving company is hired on a per unit cost, meaning so much per mile, and then you may add additional mileage on that contract. This locks in a price and gives the competitors an opportunity to bid. What makes this difficult is that all roads are not the same; some require more work than others. The Board would have to act upon the recommendation of the County Engineer to determine the most economical way to proceed.

This incited discussion regarding the degree of engineer work needed for different roads.

Chairman Hersey asked Mr. Crawford to do some research to use the contractor already on board. Mr. Crawford said that he was ready to advertise one of the roads next week; he will have to hold off on that to do so.

--Commissioner Thomas said that it was his understanding that 49th was included in the road paving priority list approved by the Board. However, the article in the newspaper said that 49th would have to wait.

Mr. Crawford said that 49th was not included in his recommendation, there was not enough money. Commissioner Cooper said that it was to be done next year.

Discussion resulted concerning 49th. Mr. Crawford said that 49th would continue to be improved with the intent to pave it. Chairman Hersey said that the portion of 49th being considered is from Meng Dairy Road to CR18, not beyond.

Commissioner Chandler:

The last Alachua-Bradford Workforce Consortium meeting was held via suncom, and they will continue to be done this way.

CHAIRMAN'S' COMMENTS: None.

ADJOURN

There being no further business, the meeting adjourned at 11:03 a.m.

**BOARD OF COUNTY COMMISSIONERS
BRADFORD COUNTY**

JOHN WAYNE HERSEY, CHAIRMAN

ATTEST: _____
RAY NORMAN, CLERK OF COURTS

Minutes prepared by Marlene Stafford, Deputy Clerk