Regular Meeting

Commission Board Room Dixie County Courthouse 214 NE Hwy 351, Cross City, FL 32628 April 17, 2025 – 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, Chairman Daniel Wood, District 2 Mark Hatch, District 3, Vice Chairman David Osteen, District 5

STAFF

John Jenkins, County Manager
Roy Bass, Assistant 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
Victoria Darkow, Deputy Clerk

CALL TO ORDER

Commissioner Jody Stephenson called the meeting to order.

INVOCATION AND PLEDGE TO THE AMERICAN FLAG

Commissioner Mark Hatch led the Invocation and Pledge to the American Flag.

APPROVAL OF COMMISSION MINUTES

04/03/2025 Workshop for Lease Agreements Minutes

Motion to approve 04/03/2025 Workshop for Lease Agreements Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

04/03/2025 Regular BOCC Meeting Minutes

Motion to approve 04/03/2025 Regular BOCC Meeting Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

VOUCHER APPROVAL

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

CONSTITUTIONAL OFFICERS

None present.

DAMMON FRECKER, CIRCULATORY 2

Chief Technology Officer: Dammon Frecker spoke to the Board and stated that they are happy to be here tonight so that the Commission can pick up the lease for the parcel they are interested in in Cross City. He explained that his company is focused on making biocarbon and that it is produced from local low grade residual wood.

He stated that his company can provide great economic benefits to the community and that the project is a relatively low impact project.

He informed the Board that he had received good feedback from the community.

Commissioner Hatch stated that they have been having conversations about this project for a year now and he thanked Mr. Frecker for choosing Dixie County. Commissioner Hatch stated that he approved of his project. He asked Mr. John Jenkins to get everything together.

Mr. Frecker stated that Dixie County is a wonderful community, and he is excited about a prosperous business and employing the community.

Commissioner Hatch made a motion for permission for County Manager John Jenkins to sign the Lease Agreement with Circulatory 2. Commissioner Wood seconded. Board approved.

CAROL WEST, CHAMBER OF COMMERCE

Mrs. Carol West and Dixie Chamber President Mrs. Debby Deweese presented awards to Commissioner Hatch, Commissioner Osteen, Horseshoe Beach Council member Brooke Hiers for their service in the community.

KATRINA VANAERNAM AND SHEILA FRIERSON, DIXIE COUNTY ANTI-DRUG COALITION

Mrs. Katrina VanAernam was not present at the meeting.

KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL

Mrs. Kay McCallister was not present at the meeting.

GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Kellan Bailey updated the Board on various ongoing projects which included:

Fire Station Six (6) – He stated that they received the additional survey of the waterline and are wrapping that up. They are getting ready to submit a permit application.

Fire Station Three (3) – The clearing is moving along and should be able to get the soil test for the septic system.

CDBG – He stated that 95th and 97th had a bid re opening and that they received two bids with only one of them being responsive. He asked if the Board would like to make a motion to award the bid to Anderson Columbia in the amount of \$752,836.39.

Motion to approve the bid in the amount of \$752,836.39 to Anderson Columbia for 95th and 97th made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

Restore Act Funds – He stated that they received comments on the Horseshoe Beach Working Waterfront and addressed those. He stated that the funding is scheduled to be awarded in September 2025. He stated that the remaining three (3) that were submitted received comments as well and those were addressed. The funding would be awarded at the end of the year then they could start designing those three (3) projects.

Cow Creek Bridge – He informed Commissioner Osteen that that project can be submitted with the remaining funds available and that they are looking at making amendments this year. He stated that by the end of next year the funds would be awarded but that could change a little bit.

JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES

Mr. John Locklear stated that he will speak with Mr. Bailey and that they are looking at less than \$100,000.00 to fix the Cow Creek Bridge.

He stated that he is sorry to announce that they still have not started working on 82nd Ave and that they are supposed to start Monday.

Mr. Locklear stated that DEP and the Army Corp of Engineers had some questions regarding the dredging in Horseshoe Beach and Suwannee. He said that he responded back to them, and he is waiting for review.

Commissioner Stephenson asked about the main canal.

Mr. Locklear stated that the HMGP money is on interior channels and that FEMA is supposed to handle the exterior main channel.

CINDY BELLOT, LIBRARY DIRECTOR

Mrs. Cindy Bellot informed the Board that she was able to hire a new employee part-time and that the other lady she hired had to move, but that the one she has now is awesome. She thanked the Board for allowing her to hire someone.

Commissioner Hatch stated that they had talked about the library yesterday at the City/County meeting and refurbishing the library. He asked Commissioner Osteen to take the lead on keeping the library within the city.

DIANN JONES, SUWANNEE WATER AND SEWER

Commissioner Hatch stated that Suwannee is doing good.

STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

Mr. Steve Fremen had nothing to bring to the Board.

STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT

Mr. Steve Hutchison was not present at the meeting.

TIM JOHNSON, SOLID WASTE DIRECTOR

Mr. Tim Johnson was not present at the meeting.

LEON WRIGHT, BUILDING AND ZONING OFFICIAL

See the back pages for permit applications

Mr. Leon Wright stated that the LPA (Local Planning Agency) Chairman Gary Jones had resigned and that they needed to appoint another person.

Motion to appoint Mr. Jamie Martin for the LPA made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

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

Mr. Scott Pendarvis presented the Board with a 911 grant that was approved by the 911 Board this morning. He stated that he does not have the official grant agreement yet but that he is asking for preliminary acceptance of the grant.

He stated that the grant is for emergency medical dispatch/emergency fire dispatch software in the amount of \$59,598.00.

Commissioner Hatch made the motion to approve the 911 grant for the emergency medical dispatch and emergency fire dispatch software in the amount of \$59,598.00. Commissioner Wood seconded. Board approved.

Mr. Pendarvis stated that there are also additional items that need to be purchased on top of the grant that are not apart of it, but that he has money in his Capital Asset Funds and is asking for approval to purchase Smart Cop Integration Software in the amount of \$12,200.00.

The second item is for the server for the software to go on the Sheriffs dispatch in the amount of \$8,397.00.

Commissioner Hatch made a motion to allow Mr. Scott Pendarvis to purchase Smart Cop Integration Software in the amount of \$12,200.00. Commissioner Wood seconded. Board approved.

Commissioner Osteen made a motion to allow Mr. Scott Pendarvis to purchase software for the Sheriffs' dispatch in the amount of \$8,397.00. Commissioner Wood seconded. Board approved.

Mr. Pendarvis stated that there is also a second grant for the annual maintenance contract with the 911 system in the amount of \$6,767.00.

Commissioner Hatch made a motion to approve the annual maintenance grant in the amount of \$6,767.00. Commissioner Wood seconded. Board approved.

Mr. Pendarvis informed the Board that he was in a webinar this morning with the cyber security grant coordinators and stated that there is \$10,000,000.00 dollars in Govener DeSantis budget and that there is a renewal push for rural and fiscally constrained counties.

He stated when he gets the information, he will let the Board know.

DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Chief Darian Brown stated that he needed Board action on both Fire Station Three (3) and Fire Station Six (6) to go ahead and bid them out once they are finished.

He clarified that he had money in the bank for both and is waiting for the plans to get ready to get the bids out.

Commissioner Osteen made a motion to go ahead and bid Fire Station Three (3) out once it is finished. Commissioner Wood seconded. Board approved.

Commissioner Osteen made a motion to go ahead and bid Fire Station Six (6) out once it is finished. Seconded by Commissioner Wood. Board approved.

Chief Brown stated that Fire Station Four (4) is nearing completion and that on April 30 from 11:00 AM to 2:00 PM they will be holding an opening ceremony with a light lunch. He invited the Board and staff to attend.

Chief Brown informed the Board that as of May the 1st Dixie County will have four (4) ambulances running.

He stated that they had successfully hired Mrs. Sandy Bloom and that it would take a lot of pressure off of Mrs. Alison.

He stated that the Emergency Operations Center is scheduled to be complete by May 15th and encouraged everybody to come see it.

Chief Brown stated that the LMS Meeting will be on May the 7th at 1:00 PM and that the annual pre hurricane meeting is set for May 29th from 11:00 AM to 1:00 PM.

He informed the Board that the Department of Health will be providing medical care again and that they recently hired Dr. Obeed Chaundry and will be working four (4) days a week

He stated that they will be holding a small reception on May the 2nd from 8:30 AM to 11:30 AM.

GAIL CARTER, INDIGENT CARE

Mrs. Gail Carter was not present at the meeting.

HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Mrs. Holly Houghton was not present at the meeting.

ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

Mrs. Angie Crowley was not present at the meeting.

JOHN JENKINS, COUNTY MANAGER

1. Request Board approval of Amendment # 1 for FDACS Mosquito Control Contract #31505 increase to \$67,478.79. To be electronically signed.

Motion to approve Amendment # 1 for FDACS Mosquito Control Contract #31505 increase to \$67,478.79. To be electronically signed. Made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

2. Request Board approval for Pastor Ed Eldridge to hold the National Day of Prayer on May 1, 2025, 8:00 am - 9:00 am at the Courthouse.

Motion to approve Pastor Ed Eldridge to hold the National Day of Prayer on May 1, 2025, 8:00 am - 9:00 am at the Courthouse made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

3. Request Board approval of Resolution 2025-53 for the Florida Commerce Bridge Loan in the amount of \$1,250,000.00 for government operations.

Motion to approve Resolution 2025-53 for the Florida Commerce Bridge Loan in the amount of \$1,250,000.00 for government operations made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

4. Request Board approval of the NFPS TWO for the Fire Station # 2 Equipment Building & Permitting in the amount of \$46,800.00.

Motion to approve the NFPS TWO for the Fire Station #2 Equipment Building & Permitting in the amount of \$46,800.00 made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.

- 5. Request Board approval to purchase a CAT Skid Steer 275XE in the amount of \$123,625.00 using LPA0279 DCFSM Ph II funds based on SWTF recommendation.
- Motion to approve and purchase a CAT Skid Steer 275XE in the amount of \$123,625.00 using LPA0279 DCFSM Ph II funds based on SWTF recommendation made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.
- 6. Request Board approval to purchase a Quality Equipment 60" Mulching Head in the amount of \$39,915.69 using LPA0279 DCFSM Ph II funds based on SWTF recommendation.

 Motion to approve and purchase a Quality Equipment 60" Mulching Head in the amount of \$39,915.69 using LPA0279 DCFSM Ph II funds based on SWTF recommendation made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.
- 7. Request Board approval to purchase 2 Northen Tool 55-Gallon NorthStar UTV Spot Sprayer Rigs in the amount of \$499.99 each using LPA0279 DCFSM Ph II funds based on SWTF recommendation.

Motion to approve and purchase 2 Northen Tool 55-Gallon NorthStar UTV Spot Sprayer Rigs in the amount of \$499.99 each using LPA0279 DCFSM Ph II funds based on SWTF recommendation made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

- 8. Request Board approval to purchase an Aquatic Rake attachment in the amount of \$38,340.00 using LPA0279 DCFSM Ph II funds based on SWTF recommendation.

 Motion to approve and purchase an Aquatic Rake attachment in the amount of \$38,340.00 using LPA0279 DCFSM Ph II funds based on SWTF recommendation made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.
- 9. Request Board approval of the Gray Construction Contract Agreement for the 434919-1-94-23 & 431310-3-94-23 T-Hangar/Taxilane Construction in the amount of \$2,939,932.00.

 Motion to approve the Gray Construction Contract Agreement for the 434919-1-94-23 & 431310-3-94-23 T-Hangar/Taxilane Construction in the amount of \$2,939,932.00 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

- 10. Request Board approval to negotiate with Anderson Columbia for CDBG 95th & 97th.
- 11. Request Board approval of the FY 2025-2026 TSMCA (Traffic Signal Maintenance Compensation Agreement) in the amount of \$18,686.00.

Motion to approve the FY 2025-2026 TSMCA (Traffic Signal Maintenance Compensation Agreement) in the amount of \$18,686.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

12. Request Board approval of the FAA AIP Grant application for Exhibit A & Vault Design in the amount of \$157,895.00.

Motion to approve the FAA AIP Grant application for Exhibit A & Vault Design in the amount of \$157,895.00 made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

13. Request Board approval for the Anderson Columbia NTP for CR 351.

Motion to approve the Anderson Columbia NTP for CR 351 made by Commissioner Osteen.

Seconded by Commissioner Wood. Board approved.

Information Items:

- 1. Reminder that County offices will be closed April 18, 2025, in observance of Good Friday.
- 2. Reminder of the Daddy Daughter Dance on Saturday, April 26, 2025, 6:00 pm 8:00 pm at the Old Gym.
- 3. We want to tell everyone Happy Easter and be safe.

CHANA WATSON, COUNTY ATTORNEY

Attorney Chana Watson had nothing to bring to the Board.

BARBIE HIGGINBOTHAM, CLERK OF COURT

Mrs. Barbie Higginbotham addressed the Board and stated that 24 boxes of records have reached retention, and she would like a motion to sign off on destruction.

Commissioner Hatch made a motion to allow the destruction of 24 boxes of records. Commissioner Wood seconded. Board approved.

Mrs. Higginbotham wanted to make the Board aware of some issues she had noticed at a couple of the County Parks

She stated that she received a call from somebody about someone camping in a tent at Shired Island and she spoke to Commissioner Osteen about it.

She also mentioned that dogs are not allowed in County Parks but that there are dogs at Gornto Springs, and she is worried that they could bite a child.

Mrs. Higginbotham informed the Board that she was told that campers were parking and holding a spot at Gornto Springs a week before spring break but not being charged to stay there until they actually plugged in the RV. She stated that she wanted to make the Board aware of what was going on.

COUNTY COMMISSION ITEMS

Commissioner Wood wished everybody a Happy Easter.

Commissioner Hatch wished everybody a Happy Easter and thanked Mr. Frecker, Mrs. Verna Wilson, her team and Mr. Jenkins for everything they do.

12 14 J. J. St. St.

He thanked the Chamber of Commerce for the award and thanked the community.

Commissioner Osteen wished everybody a Happy Easter.

Commissioner Stephenson wished everybody a Happy Easter

Mrs. Higginbotham reminded everybody of the Cross City Restore and Renew Horseshoe Beach cleanup on May 10, from 9:00 AM to 12:00 PM.

PUBLIC COMMENTS AND CONCERNS

Mrs. Brook Hiers asked for an update on Douglas Butler Park and The Pointe on 351.

Mr. Jenkins stated that the park is in the engineering process and that they will get some barricades out there for The Pointe.

Mayor Ryan Fulford thanked the County for holding the meeting yesterday.

He stated that he spoke to Mrs. Karen VanAernam and that he attended a meeting this morning in Perry about possible ways to get scholarship funding for the economic team.

He brought up "bed tax" which has to do with tourism tax dollars.

He explained that the County gets a bed tax from hotels, motels and bed and breakfast.

There is a house bill 1221 and sister senate bill 1664 that would put out referendum every eight (8) years and would have to go back to the ballot again.

He stated that it is very important to get educated on that and talk to State Officials.

Commissioner Hatch asked Mr. Jenkins to draft a letter stating that the Board would like to have that redacted out of that.

Mayor Fulford reminded the Board that the next City/County meeting is July 15, 2025, at 5:00 PM at the Dixie County Library.

Vice Mayor Kirk Marhefka thanked the Board for their partnership with the Town of Cross City and also asked everyone to keep FSU (Florida State University) in their prayers.

He stated that the campus had an active shooter reported and his heart goes out to the victims.

Commissioner Hatch wanted to recognize DOT (Department of Transportation) District 2 with a plaque and asked Mr. Jenkins to invite Pat Upshaw, Kevin Bush and Hank Lambert to the next Board meeting.

APPLICATIONS for SPECIAL EXCEPTIONS

20250399 A petition by **Beau & Ashley Morris** 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), in accordance with the petition dated 11/15/2024 to be located on the property as described as follows: Dixie County Parcel #19-13-12-2952-000J-0000 86 SE 237 ST, Old Town (Suwannee), FL 32680; 4.78 Acres.

(COMMISSION DISTRICT 3 MARK HATCH) LPA recommends approval

Motion to approve the Special Exception for Beau & Ashley Morris made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

20250397 A petition by Jerry & Stacy Alligood 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), in accordance with the petition dated 03/18/2025 to be located on the property as described as follows: Dixie County Parcel #19-13-12-2994-0003-4330 125 SE 899 AVE, Old Town (Suwannee), FL 32680; .13 Acres. (COMMISSION DISTRICT 3 MARK HATCH) LPA recommends approval

Motion to approve the Special Exception for Jerry & Stacy Alligood made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

20250395 A petition by Sakowski Joseph 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. ("AG" AGRICULTURE), in accordance with the petition dated 03/12/2025 to be located on the property as described as follows: Dixie County Parcel #34-09-13-4496-0000-0470 333 NE 293 AVE, Old Town, FL 32680; 4.80 Acres. (COMMISSION DISTRICT 4 JAMIE STOREY) LPA recommends denial

Commissioner Hatch stated that due to the opposition in the crowd (Seven (7) oppositions) that he cannot approve the Special Exception.

Motion to deny the Special Exception for Joseph Sakowski made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

20250340 A petition by **Cynthia Scott** 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. ("AG" AGRICULTURE), in accordance with the petition dated 03/05/2025 to be

located on the property as described as follows: Dixie County Parcel #10-10-13-0000-4546-0900 437 NE 151st Ave, Old Town, FL 32680; 16.37 Acres.

(COMMISSION DISTRICT 2 DANIEL WOOD) LPA recommends denial

Motion to approve the Special Exception for Cynthia Scott made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.

20250407 A petition by **William & Winifred Davis** 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), in accordance with the petition dated 03/19/2025 to be located on the property as described as follows: Dixie County Parcel #05-10-10-0423-0000-0100 681 SW 693 ST, Steinhatchee, FL 32359; 10.25 Acres.

(COMMISSION DISTRICT 5 DAVID OSTEEN) LPA recommends approval

Motion to approve the Special Exception for William and Winifred Davis made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

20250403 A petition by **Andrew Raines** requesting a **Special Exception** to be granted, as provided in Section 4.7.5 (11) SPECIAL EXCEPTIONS of the Dixie County Land Development Regulations to permit a duplex (RSF-MH-2 & RSF-MH-3), in accordance with the petition dated 03/19/2025 to be located on the property as described as follows: Dixie County Parcel #24-10-13-4878-0000-0020 691 SE 136 AVE, OLD TOWN, FL 32680; 2.59 Acres. (COMMISSION DISTRICT 2 DANIEL WOOD) **LPA recommends approval**

Motion to approve the Special Exception for Andrew Rains made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.

20250059 A petition by **Cameron Parker** 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), in accordance with the petition dated 12/30/2024 to be located on the property as described as follows: Dixie County Parcel #19-13-12-2942-0000-0520 57 SE 234 ST, Old Town (Suwannee), FL 32680; .14 Acres.

(COMMISSION DISTRICT 3 MARK HATCH) LPA recommends approval

Motion to approve the Special Exception for Cameron Parker made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

APPLICATIONS for VARIANCES

20250396 A petition by **Theodore Delong** requesting a **variance** for a Reduction of side setbacks from 25' to 10' to install new Mobile Home and garage to be granted, as provided in 4.3.7 ESA subparagraph (1) of the Dixie County Land Development Regulations in accordance with section 12.3 VARIANCE PROCEDURES., in accordance with the petition dated 02/16/2025 to be located on the property as described as follows: Dixie County Parcel # 12-09-13-4030-0016-0250 129 NE 525 AVE; .24.

(COMMISSION DISTRICT 1 JODY STEPHENSON) LPA recommends approval

Motion to approve the Variance for Theodore Delong made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

ADJOURN



Commissioner Hatch made a motion to adjourn the meeting. Commissioner Osteen seconded. Board approved.

BOARD OF COUNTY COMMISSIONERS DIXIE COUNTY, FLORIDA

Jory Stephenson, Chairman

Barbie Higginbotham, Clerk-Auditor

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

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

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