

Regular Meeting

Commission Board Room

Dixie County Courthouse

214 NE Hwy 351, Cross City, FL 32628

June 06, 2024 – 10:00 AM

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

David Osteen, District 5

STAFF

Paul Gaaney, County Manager

Martha McCaskill, Administrative Asst/Grant Coordinator

Chana Watson, County Attorney

Barbie Higginbotham, Clerk of Court

Verna Wilson, Chief Deputy Clerk

Joannie Morse, Deputy Clerk

Victoria Darkow, Deputy Clerk

1. CALL TO ORDER

The meeting was called to order by Commissioner Stephenson.

2. INVOCATION AND PLEDGE TO THE AMERICAN FLAG

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

3. APPROVAL OF COMMISSION MINUTES

Regular BOCC Meeting on 05/02/2024

The Motion to approve the 05/02/2024 BOCC Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

Workshop with Town of Cross City and BOCC on 05/07/2024

The Motion to approve the 05/07/2024 Workshop with the Town of Cross City and BOCC Minutes made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

Regular BOCC Meeting on 05/16/2024

The Motion to approve the 05/16/2024 BOCC Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

4. VOUCHER APPROVAL

The Motion to approve the vouchers made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

5. CONSTITUTIONAL OFFICERS

None present.

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

(Commission District 1 Jody Stephenson)

Tabled on 05/16/2024

The Motion to approve the special exception for Christopher Mahannah made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.

Motion to go back to board made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

RESOLUTIONS

RESOLUTION 2024-40

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

WHEREAS, CHRISTOPHER MAHANNAH has filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.3.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Environmentally Sensitive Area (ESA), Zoning District, by Petition dated April 19, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 24-09-13-0000-4417-0600 (23 NE 769 Lane, Old Town, FL 32680). (Commission District 1 Jody Stephenson)

Tabled on 05/16/2024

The Motion to approve Resolution 2024-40 made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.

6. SUSAN HAINES-AVMETS AUXILLARY 422

Mrs. Susan Haines of the Amvets Auxiliary presented a check in the amount of \$300.00 for the Dixie County first responders. Mrs. Haines also mentioned that Amvets post 422 will be having an appreciation dinner for law enforcement and first responders in September 2024.

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

Ms. Katrina VanAernam spoke to the board regarding what they are doing with the opioid money they received from the county. She also stated they have purchased 5,000 bags of Deterra for prescription disposal and have already distributed 575.

She also updated the board that they have distributed 83 Narcan throughout the county and that Mrs. Sheila Frierson is currently out at Bobo's Subdivision (Harmony Subdivision) with a team of two support specialists and a local pastor. She said one of the support specialists is state trained, the other regionally

trained and the two pastors participating are Ed Eldridge and Goron Reddick from First Baptist Church of Cross City.

Mrs. Krista Campbell asked for a further explanation regarding Deterra and stated there is a prescription receptacle at Walgreens.

8. STEVE COPELAND, SUWANNEE WATER AND SEWER MANAGER

Mr. Steven Copeland stated they currently have 928 active accounts.

He updated the board regarding several ongoing projects which include:

1. Lift station control panel – FEMA (Federal Emergency Management Agency) denied replacing the lift station and the backup plan is to reach out to the Florida Rural Water Association for possible grant.
2. Mr. Copeland is working on renaming the employee handbook, which will be called the employee policies and procedure manual.
3. The audit is ongoing and due by the end of June 2024. He stated the auditor’s office has had some bouts of covid and are behind.
4. Mr. Copeland stated he did a water audit from January 2024 to the end of April 2024 and determined they have pumped out 13,500,000 gallons but have only billed for 5,800,000 gallons which leaves approximately a 7,000,000-gallon difference. He said this was due to faulty meters. He said FEMA identified 400 bad meters and the Board agreed to purchase new ones. He said the new meters will cost a minimum of \$92.00 a month versus the old ones which cost \$86.05 a month.

9. GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

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

1. Emergency Operations Center (EOC)- There were two bidders, one being Scorpio Construction and the other Grey Construction. Mr. Bailey stated Grey Construction was the lesser of the two bids with an amount of \$3,736,252. The county’s budget is \$3,261,000 and Mr. Bailey is asking the Board to table it until he can talk to the contractor. He stated if the county would be willing to provide the lime rock and dirt it would save construction about \$40,000.
2. Old Town Fire Station- Mr. Bailey said the slab is scheduled to be poured June 17th.

3. Community Development Block Grant (CDBG) – The application is under final environmental review, and they are anticipating advertisement by the end of June 2024.

4. Hal Chaires Road – It has been approved by DOT (Department of Transportation) and they sent the bid packet to Paul Gainey’s office for advertisement.

5. Sheriff’s Office – They are still ironing out the latest revisions to the floor plan.

10. JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES

Mr. John Locklear had nothing to bring to the Board.

11. CINDY BELLOT, LIBRARY DIRECTOR

Ms. Cindy Bellot stated as of May 31st the Library has had 7,531 patrons. She updated the board about the summer program and said it’s going well.

Ms. Bellot reminded the board that there is a Medicare Employee that comes and helps with Medicare questions on Wednesdays.

12. STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

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

13. STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT

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

14. KAY MCCALLISTER, TOURISM DEVELOPMENT DIRECTOR

Mrs. Kay Mccalister presented a press release explaining the new ordinance for short term overnight rentals and the need for both State and County license and a State of Florida Sales Tax ID number for each property.

No motion needed by the Board because the ordinance was already passed.

Mrs. McCallister reminded the Board that Dixie County is the first county to open for scallop season, which will start June 15, 2024.

15. TIM JOHNSON, SOLID WASTE DIRECTOR

Mr. Tim Johnson had nothing to bring to the Board.

16. LEON WRIGHT, BUILDING AND ZONING OFFICIAL

Building and Zoning Official Leon Wright updated on the code changes and said they had FEMA verbiage end up in the building code when it should have gone into the county ordinances instead. He said they have also added a square footage limitation, and his argument is that the building code was never written to restrict the size of the building, but to prevent force applied to it.

Mr. Wright states they will unlock the contractor portal so that building contractors can access it themselves without going into the office, which will in turn help take the backlog off the Building and Zoning front desk staff.

He also stated that he received the permit package yesterday for the new Dollar Store going out on the old Higginbotham location and that it will be a mini market.

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

Mr. Paul Gainey presented for Mr. Scott Pendarvis who was out of the office. Mr. Gainey is asking for approval to apply for an upgrading mapping solution for 911 in the amount of \$40,640 for first year grant start up.

The motion to approve to apply for an upgrading mapping solution for 911 in the amount of \$40,640 for first year grant start up made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

18. DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Mr. Darian Brown updated the Board on ongoing projects. He stated the HMGP (Hazard Mitigation Grant Program) is due tomorrow, June 07, 2024, and they are in the process of submitting. He said that all the projects for the HMGP grant will put the County over the percentage allotted, but there is generally more money coming.

Mr. Brown stated that they have only received 2 (two) bids for the fire stations. He explained they were only allotted 3.7 million dollars 2 years ago, and the bids came in at more than the allotted amount. He said Mr. Greg Bailey is working diligently to get the cost down.

Mr. Brown stated that regarding the Horseshoe Beach Fire Station they have found 2 (two) parcels of land outside of the 5 (five) mile radius, but they may be able to work around this, by adding another truck in the town.

Mr. Brown asked for approval by the board to make Mr. Greg Bailey engineer for designing fire stations 3(three) and 6 (six).

The motion to approve making Mr. Greg Bailey the engineer for designing fire stations 3(three) and 6 (six) made by commissioner Wood. Seconded by Commissioner Osteen. Board approved.

Mr. Brown said he and Chief Ferguson will be traveling to the state EMS meetings next week regarding the Paramedicine Program.

Mr. Brown updated the board on their use of the opioid money that was provided to them, which is helping the Paramedicine Program. He stated that Mrs. Allison with the Paramedicine Program had 1,097 reports last year.

Mr. Brown states that he has been in contact with multiple facilities trying to move forward with more healthcare for our community. He has a meeting with the Department of Health tomorrow morning, June 07, 2024, and another meeting scheduled on June the 19th with the FQHC (Federally Qualified Health Care Center) and Palms Medical.

Commissioner Hatch asked if the County's prioritizing of these projects affects the ranking and who gets the money and who doesn't.

Mr. Brown answered that is both correct and incorrect. He explained that the county has the Local Planning Mitigation Council that meets and lays out the ranking for the projects and then it goes to the state HMGP Boards for the final decision. He said Chief Garner submits a letter for each project and lays out the ranking system put forth by the planning committee, but it will not totally affect the final ranking. He said the state makes the final decision, but yes, we do have an influence.

19. GAIL CARTER, INDIGENT CARE

Mrs. Gail Carter was not present at the meeting.

20. HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Mrs. Holly Houghton was not present at the meeting.

21. ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

Mrs. Angie Crowley had nothing to bring to the Board.

22. PAUL GAINEY, ACTING ASSIGNMENT COUNTY MANAGER

1. Request Board approval to move forward with the sale of the property located at 255 SE 917 St Old Town, Fl., parcel 36-10-13-5665-0013-0050, to the highest bidder, Heather Davis Rev Trust, in the amount of \$2500.00.

The Motion to approve to move forward with the sale of the property located at 255 SE 917 St Old Town, Fl., parcel 36-10-13-5665-0013-0050, to the highest bidder, Heather Davis Rev Trust, in the amount of \$2500.00 made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.

2. Request Board approval to move forward with the sale of the property located at 243 SE 914 St Old Town, Fl., parcel 36-10-13-5665-0012-0030, to the highest bidder, Heather Davis Rev Trust, in the amount of \$2500.00.

The Motion to approve to move forward with the sale of the property located at 243 SE 914 St Old Town, Fl., parcel 36-10-13-5665-0012-0030, to the highest bidder, Heather Davis Rev Trust, in the amount of \$2500.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

3. Request Board approval for the SHIP Rehab Reimbursement for Leticia Hernandez in the amount of \$20,289.55.

The Motion to approve the SHIP Rehab Reimbursement for Leticia Hernandez in the amount of \$20,289.55 made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

4. Request Board approval for the SHIP Release of Lien for Deborah Jones in the amount of \$12,500.00.
The Motion to approve the SHIP Release of Lien for Deborah Jones in the amount of \$12,500.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

4. Request Board approval for the SHIP Down Payment assistance for Jessica Mathis in the amount of \$25,000.00

The Motion to approve the SHIP Down Payment assistance for Jessica Mathis in the amount of \$25,000.00 made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

6. Request Board approval to accept the FY 2024-2025 Detailed Work Plan Budget – Arthropod Control to submit for the reimbursement program.

The Motion to approve to accept the FY 2024-2025 Detailed Work Plan Budget – Arthropod Control to submit for the reimbursement program made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

7. Request Board approval to accept the FY 2024-2025 Operational Work Plan for Mosquito Control to submit for the reimbursement program.

The Motion to approve to accept the FY 2024-2025 Operational Work Plan for Mosquito Control to submit for the reimbursement program made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

8. Request Board approval to advertise and accept sealed bids for NE 82nd Ave from NE 592nd St to SR 55 (US 19).

The Motion to approve to advertise and accept sealed bids for NE 82nd Ave from NE 592nd St to SR 55 (US 19) made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

9. Request Board approval to advertise and accept sealed bids for NE 592nd from US 19 to NE 272nd Ave.

The Motion to approve to advertise and accept sealed bids for NE 592nd from US 19 to NE 272nd Ave made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.

10. Request Board approval to allow Shelbi Lindee, Dixie County High School Coach, to conduct a Soccer Camp at Roy Ward Little League Field under SK Soccer, from July 22, 2024, to July 26, 2024.

The Motion to approve to allow Shelbi Lindee, Dixie County High School Coach, to conduct a Soccer Camp at Roy Ward Little League Field under SK Soccer, from July 22, 2024, to July 26, 2024, made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

11. Request Board approval to execute the Airport Property Lease Agreement between Dixie County and Todd Begue.

The Motion to approve to execute the Airport Property Lease Agreement between Dixie County and Todd Begue made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.

12. Request Board approval to execute the Task Work Order from Locklear to provide engineering services for the Dredging of the Town of Horseshoe Beach Canal System in the amount of \$284,000.00.

The Motion to approve to execute the Task Work Order from Locklear to provide engineering services for the Dredging of the Town of Horseshoe Beach Canal System in the amount of \$284,000.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

13. Request Board approval to execute the Task Work Order from Locklear to provide engineering services for the Dredging of the Town of Suwannee Canal System in the amount of \$183,000.00.

The Motion to approve to execute the Task Work Order from Locklear to provide engineering services for the Dredging of the Town of Suwannee Canal System in the amount of \$183,000.00 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

14. Request Board approval to execute the Task Work Order from Locklear to provide engineering services for the Shired Island Hurricane Repair Project in the amount of \$198,000.00.

The Motion to approve to execute the Task Work Order from Locklear to provide engineering services for the Shired Island Hurricane Repair Project in the amount of \$198,000.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

Information Items:

1. Reminder of the Budget and Finance Workshop on June 20, 2024, 3:00 pm at the BOCC meeting room.
2. Reminder of the FAC Conference June 24-28, 2024, in Orlando.

3. Mosquito Control Director update.

Mr. Gainey stated the County met with Levy County Manager and Director of Mosquito Control. He said that Dixie County originally was going to enter an interlocal agreement with Levy County but has since decided to just hire Levy County Mosquito Control Employee, Matt Weldon, as a part time employee for Dixie County. The County met with the FDACS (Florida Department of Agriculture and Consumer Services) and are waiting on Levy County to issue a letter stating they are ok with their full-time employee to have a part-time position with another county. He said after this the County should be able to start back with mosquito control services.

4. Shady Oaks Road cut out
Should be repaving as we speak

5. Closing of the Boat Ramps

Mr. Gainey stated that they have decided to follow suit with the Gilchrist County procedures for closing the boat ramps, which means that when the FWC (Florida Fish and Wildlife Commission) issues the no wake zones the boat ramps will be closed. Mr. Gainey asked the Board for authorization for himself or Mr. Garner to close the boat ramps after receipt of notification initiating no wake zones. Commissioner Hatch said, yes, provided the commissioners get notified as well.

Mr. Gainey agreed.

Commissioner Hatch asked who will put the signs out?

Mr. Garner and Mr. Hutchison said one of the two of them will make sure they get put out.

Commissioner Stephenson recommended the Board look into leaving the closure signs with the park attendants so that the County can contact them for sign postage.

Mr. Gainey asked if he could get an official vote.

Commissioner Hatch stated that he would like to see the procedure written and get an Ordinance passed before voting.

Attorney Watson stated that the County has an idol speed ordinance already in place and she will review this ordinance and have it ready for the June 20th BOCC meeting.

23. CHANA WATSON, COUNTY ATTORNEY

Attorney Chana Watson Stated that the Florida Crown Workforce has been trying to get an interlocal agreement drafted for all attorneys in this district to combine with Alachua County. She said they originally wanted Alachua to run it and our County would have little say, but they have come back with an agreement that all attorneys in the districts will have a set number of members/votes (Alachua-4, Columbia-3, Bradford-2, Dixie-2, Gilchrist-2, and Union-2).

She said the new agreement is a little better but still not equal, and she brought it to the Board for tentative approval pending the final draft.

Commissioner Hatch asked what is the supermajority?

Attorney Watson said they have not made that clear in the agreement.

Commissioner Osteen said he has been fighting this for a long while. He said it should be one vote for each County.

Commissioner Hatch told him to keep fighting.

Commissioner Hatch asked what are the Florida Crown's responsibilities.

Mr. Jeff Hardison of Hardisonink said that The Florida Crown Workforce is meant to provide employers with workers and workers with jobs.

Attorney Watson stated there are still problems with the new agreement that need to be fixed but the County is being pressured to move forward and to be done by the end of the summer.

Attorney Watson asked the Board if they wanted to tentatively approve the interlocal agreement.

The Board recommended getting a better option and Attorney Watson said she will return a response to the Florida Crown Workforce with the information discussed.

24. BARBIE HIGGINBOTHAM, CLERK OF COURT

Mrs. Barbie Higginbotham stated that the Dixie County Court House has been approved to start the process of issuing passports.

25. COUNTY COMMISSION ITEMS

Commissioner Hatch asked the County to look at placing flashing stop signs at Eugene Curve and the rumble strips on 55A for maintenance.

Mr. Gainey stated there is a flashing stop sign at that location, but the lights are not working, and they will look into getting it working.

Commissioner Osteen requested approval for a memorial bench to be placed at Horseshoe Park in honor of Mrs. Barbara Drown's husband (George Drown) who passed away from a heart attack while scalloping last Summer.

The Motion to approve a memorial bench to be placed at Horseshoe Park in honor of Mrs. Barbara Drown's husband (George Drown) who passed away from a heart attack while scalloping last Summer made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

Commissioner Osteen stated he has a citizen interested in donating cement work for a water slide or splash pad in Horseshoe and asked the County to try and find funding for help with this.

He also asked if after the budget is done if the County could look into purchasing a log crusher or if the County can't afford to purchase one, maybe leasing one.

Commissioner Stephenson stated that he has been receiving calls about the highways that the County has patched with lime rock, and suggested maybe using cold patches or asphalt so it will hold up better.

Mr. Hutchison stated he would look into it, and they have a new asphalter, Kevin Lamar, and will check with him.

Commissioner Stephenson stated that the property owner on Wayne Bell Clyde Jones Road wants signs or barricades posted so people won't run into his yard.

Commissioner Stephenson also recommended checking into getting streetlights for the Purvis Landing intersection because of fatalities that have occurred.

Mr. John Cherry of CFEC (Central Florida Electric Cooperative) said they would cost \$60.00 for each light.

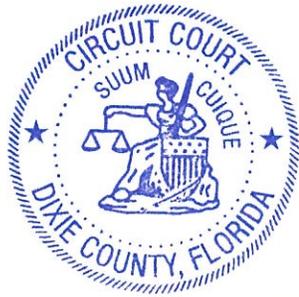
26. PUBLIC COMMENTS AND CONCERNS

No public comments at this time.

27. ADJOURN

Commissioner Osteen made the motion to adjourn. Commissioner Wood 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.