

Workshop
Lease Agreements
Commission Board Room
Dixie County Courthouse
214 NE Hwy 351, Cross City, FL 32628
April 03, 2025 – 9:00 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, Chairman
Daniel Wood, District 2
Mark Hatch, District 3 Vice Chairman
Jamie Storey, District 4,
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 the Pledge to the American Flag.

DISCUSSION

Grant Coordinator Martha McCaskill provided a printout for the Boards review regarding the active lease agreements in Dixie County.

She stated that she maintains the list but does not collect any money and is needing guidance on collections and revisions.

The list reads as follows:

Anti-Drug Coalition: She stated that they just sent updated insurance and were good until 01/17/2025. She stated the lease needed to be renewed, and they can do that in the upcoming Board meeting.

Todd Begue: She stated that his lease is good until 06/06/2029, and he is up to date.

DAV (Disabled American Vets): Commissioner Hatch stated that this is a very good cause and that the County pays for them. He stated he has no issues and that they renew their lease in 2027.

Dixie Aviation: She stated that they are up to date until 12/31/2025.
She clarified that it is the FBO (Fixed Base Operator) which is the terminal/ main building. She stated she would look at the contract again when Commissioner Hatch asked if they had the whole 13 acres.

Commissioner Hatch asked her to research that area and lease further for revisions.

Attorney Chana Watson stated that the lease ends in December, which would be the ideal time to look at the contract and revamp it.

Dixie County Health Department: Mrs. McCaskill stated that they renew every year and that they are good until 09/30/2025.

Dixie County Sheriff: She clarified that it is the jail and stated that she was told that no renewal was required.

She stated that the County maintains the jail even though it's the Sheriff's Department.
The Board asked her to research that one as well and stated that they need a layover of the leases.

Dixie County Trail Riders Club: Mrs. McCaskill stated that it is owned by Dixie County, but a lease was in the folder, and she was wondering if she should throw it away.

Attorney Chana Watson stated that at one time there was a club, but she is unsure of what happened. The Board now owns the property, and it is okay to throw the lease out.

Dixie Horseman's Association: She stated that it needs to be renewed but she is unsure of who to contact.

Attorney Watson asked her to speak to Mr. John Driggers as he was the president of the association for the majority of the years.

Flying S, Inc: She stated she was unsure of who to contact and that they needed to renew their lease before 06/01/2028 and is unsure if they're paying or not.

Assistant County Manager Roy Bass stated that he is working on that with Finance and is creating a spreadsheet.

Guardian Ad Litem: Mrs. McCaskill stated that the space sharing lease needed to be renewed, and that she has contacted Mrs. Natalie McPhillips to get the proper documentation.

Hi Caliber Pawn Guns and More, LLC: She stated that the lease is good until 2028.
Commissioner Hatch asked her to do some research on this lease as it is a good piece of property.

Attorney Watson reminded the Board that these are some of the old leases that did not have stipulations in the contract to make improvements to the property.
She recommended amending the lease if they could.

Kings Oil and Tire: Commissioner Jamie Storey stated that nothing has been done since they've had it.

The Board asked for research on that lease as well.

Meridian Behavioral Healthcare, Inc: She stated that they do not pay and are up to date until September 30, 2025.

Natures Source Products, Inc: She stated that they are up to date until 2027.

North Florida Pediatrics, PA: She stated that they are in the building with the Health Department, and she told Mrs. McPhillips that she needed the contract renewed.

Old Town Manufacturing, Inc: There is a 15-year lease and Mr. Bass stated that he is working on that one. The Board asked for research on this lease.

Red Roof Aviation: The lease has just been extended and is up to date.

Rocking K Cattle Company, Inc: Mr. Matt Fulford maintains the lawns for the hay, and it keeps the County in compliance with the airport.

S&D Carriers LLC: The lease is good until 8/30/2030.

Smoke Wagon, LLC (Hi Caliber Pawn): This lease took over the High Caliber Pawn Shop and is two (2) acres that could possibly be used. She was asked to look into the lease further.

Commissioner Hatch stated that the Little League Field is 7.78 acres, across the road is 4.05 acres and the Trail Riders Club is 5 acres.

He stated that they are looking for an industrial park and that Commissioner Storey has taken the lead in finding a sporting complex to relocate the children out into a nicer facility.

Mr. Bass stated that he has two different companies also looking for grants for the sports complex.

Commissioner Stephenson asked about the retention project and Commissioner Hatch told him to bring it up at the City/Council meeting.

The Board discussed whether or not they can tear the Historical jail down and Mr. Bass stated that he would look into it.

PUBLIC COMMENTS AND CONCERNS

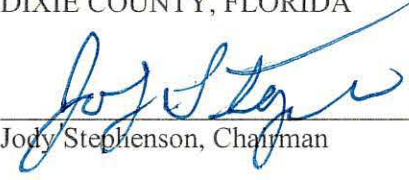
There were none.

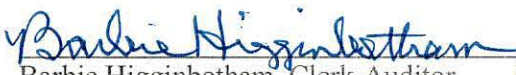
ADJOURN

Commissioner Osteen made a motion to adjourn. Commissioner Wood seconded. Board approved.

BOARD OF COUNTY COMMISSIONERS
DIXIE COUNTY, FLORIDA

ATTEST:


Jody 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.