Columbia County
Board of County Commissioners

Minutes of
July 21, 2016

The Columbia County Board of County Commissioners met in a regular meeting at the auditorium of the School Board Administrative Complex at 5:30 p.m. The meeting opened with prayer and the Pledge of Allegiance to the Flag of the United States of America.

Commissioners in Attendance:	Chairman Bucky Nash, Scarlet Frisina, Ronald Williams, Rusty DePratter and Everett Phillips.
Others in Attendance:	County Manager Ben Scott ("CM") Assistant County Manager Scott Ward ("ACM") Assistant County Manager Kevin Kirby ("ACM") County Attorney Joel Foreman County Planner Brandon Stubbs Deputy Clerk Katrina Vercher

Agenda Additions/Deletions

Additions:

- Eminent Domain Settlement Agreement
- Request to enter private property

Deletions:

- Richardson Recreation Center
- Richardson Community Center

MOTION by Commissioner DePratter to approve the agenda as amended. SECOND by Commissioner Frisina. The motion carried unanimously.

Public Hearings:

Planning and Zoning (Second and Final Hearings)

Z 0562 - Ordinance No. 2016-15 – To amend to the Official Zoning Atlas from PRD to RR and RSF-2 for tax parcels 02439-000, 02439-242 and a portion of 02745-003.

The public hearing opened and closed without comment.

MOTION by Commissioner Williams to adopt Ordinance No. 2016-15, Z 0562. SECOND by Commissioner Frisina. The motion carried unanimously.

Z 0563 - Ordinance No. 2016-16 – To amend to the Official Zoning Atlas from PRD to RSF/MH-2 for tax parcel 02315-001.

The public hearing opened and closed without comment.

MOTION by Commissioner Williams to adopt Ordinance No. 2016-16, Z 0563. SECOND by Commissioner DePratter. The motion carried unanimously.

Planning and Zoning (First Hearing)

Z 0564 - Ordinance No. 2016-17 – To amend to the Official Zoning Atlas from PRD to RR and RSF-2 for tax parcel 02973-000.

The public hearing opened and closed without comment.

MOTION by Commissioner Williams to adopt Ordinance No. 2016-17, Z 0564. SECOND by Commissioner Phillips. The motion carried unanimously.

Planning and Zoning (Final Hearings)

CPA 0176 - Ordinance No. 2016-21 – To amend Ordinance No. 2008-6 to correct a scrivener's error in the legal description.

The public hearing opened and closed without comment.

MOTION by Commissioner Williams to adopt Ordinance No. 2016-21, CPA 0176. SECOND by Commissioner Phillips. The motion carried unanimously.

Z 0501 - Ordinance No. 2016-22 – To amend Ordinance No. 2008-29 to correct a scrivener's error in the legal description.

The public hearing opened and closed without comment.

MOTION by Commissioner Williams to adopt Ordinance No. 2016-22, Z 0501. SECOND by Commissioner Frisina. The motion carried unanimously.

MOTION by Commissioner DePratter to approve the consent agenda. SECOND by Commissioner Phillips. The motion carried unanimously.

Public Comment on Discussion and Action Items:

Citizen Frank O'Steen offered comment on the County debt and surplus funds. He would also like to see the Sheriff's office with night vision cameras.

Citizen Lane Watkins offered comment on the refunding of the loan and surplus funds. He also spoke in opposition to the Columbia City Park.

Citizen Stewart Lilker offered comment on last minute walk-ons to the agenda and the Economic Development Agreement.

Consent Agenda:

(1) BOCC Administration – Creation of PRN HVAC Technician

(2) Operations Department – Requesting Approval to Enter Private Property – Tree Removal – Blocking the Entrance to a Cemetery on SE Horace Witt Way Crossing the Private Property of Leland J. Cobb III

(3) Operations Department – Utility Permit – City of Lake City Utilities Department - SE Academic Avenue

(4) Operations Department – Utility Permit – City of Lake City Utilities Department – SW Ace Lane

(5) Operations Department – Utility Permit – Comcast Cable – SW Sweetbreeze Drive

(6) Operations Department – Utility Permit – Comcast Cable – NE Double Run Road

(7) Operations Department – Utility Permit – Windstream Florida, Inc. – SW Ichetucknee Ave.

(8) BOCC Administration – Requesting Approval for the 2015 Assessments Rolls with Resolution No. 2016R-18

(9) External Budget Amendment – Emergency Management – BA # 16-68 – Create Budget for New EMPA & EMPG Award Amounts - $196,585

(10) External Budget Amendment – BOCC Administration - Replacement of Judge's Secretary – BA # 16-70 – $1,240.00

(11) Landfill Department – Requesting Approval for the FY 16/17 Small County Consolidated Grant Application - $90,909.00

MOTION by Commissioner Williams to adopt the consent agenda as presented SECOND by Commissioner Frisina. The motion carried unanimously.

Discussion and Action Items:

Eminent Domain Settlement

Using the attached PowerPoint presentation, County Attorney Foreman detailed the agreement that has been reached with the Butler Family Limited Partnership for the extension of Brim Road:

- $60,000 for parcels 314, 330A, 330B, 330C and a drainage easement
- $5,000 to the owner of existing timber lease for a release of the timber rights

Discussion ensued.

MOTION by Commissioner DePratter to approve the settlement agreement with the Butler Family Partnership. SECOND by Commissioner Phillips. The motion carried unanimously.

Request to Enter Private Property on Gum Swamp Road

Commissioner Williams requested permission to enter private property at 4685 and 4711 NE Gum Swamp Road, owned by Earl Green, Jr. and Earl Green, Sr. respectively. There are two wash outs in the road. In order to be fixed, the road department will have to enter the above named properties.

MOTION by Commissioner Williams for permission to enter the private properties at 4685 and 4711 NE Gum Swamp Road. SECOND by Commissioner Frisina. The motion carried unanimously.

Project 15-12

Economic Development Director Glenn Hunter addressed the Commission about an Economic Development Agreement for Project 15-12. On July 15, 2016, the Economic Development Advisory Board approved recommending the project to the Commission for approval. At that time the agreement had the following terms:

- A $12,000,000 capital investment
- The project shall be operational within one year of the date of this agreement.
- The company must maintain not less than 60 full time employees. If at any time the number falls below 60 during the ten year agreement period, the company will lose a portion of the yearly incentive.
- Hourly pay of $12 per hour
- The company will receive a yearly incentive of $125,000.
- The company will receive reimbursement from the County for all utility taps, connections or building permit fees that are in connection with Project 15-12 in the amount not to exceed $75,000.

Director Hunter informed the Board that earlier this week the company requested different terms:

- A $10,000,000 capital investment
- Hourly pay of $10 per hour

There are several other changes that were not mentioned. Copies of both agreements are attached to the original minutes. Director Hunter suggested that this should go back to the Economic Development Advisory Board ("EDAB").

Discussion ensued.

MOTION by Commissioner Phillips to table this and send it back to the board (EDAB) for further negotiation. SECOND by Commissioner DePratter.

Discussion ensued.

The Chairman called for a vote. The motion carried unanimously.

CM Scott addressed the questions about surplus revenue. County policy says that if there are excess funds at the end of the year, those funds may be used for capital improvement projects. These funds do not come from the Counties reserve funds.

<u>BA 16-69 Columbia City Park</u>

The County recently acquired land from the School Board. Using a PowerPoint presentation, CM Scott presented the Board with a proposed conceptual plan for a park/recreational facility on the property. A copy of the plan is attached to the original minutes. The project will cost $235,000 and will include a covered pavilion, restrooms, an all-purpose field, a playground and a wooded walking area.

Discussion ensued.

MOTION by Commissioner Frisina to approve BA 16-69 in the amount of $235,000. SECOND by Commissioner Williams. The motion FAILED 2 to 3 with the following commissioners voting in opposition: Commissioners Nash, Phillips and DePratter.

<u>Non Ad Valorem Assessment Schedule 2016</u>

- Adoption of Preliminary Rate Resolution- July 21
- Advertisement and Notices – August 11
- Public Hearings to Adopt Rate Resolutions – September 6
- Assessment Roll Certified – September 15
- Tax Bills Mailed – November 1

Resolution No. 2016R-19 Fire Protection Services

This is the preliminary rate resolution for an annual Fire Protection Assessment program in Columbia County for the fiscal year beginning October 1, 2016 and which initiates the annual process for updating the Assessment Roll. Staff recommended approval of the Preliminary Rate Resolution No. 2016R-19 – Fire Protection Services.

MOTION by Commissioner Williams to take staff recommendation. SECOND by Commissioner Frisina.

The Commission requested that staff consider the cost of adding three additional fire stations; Columbia City, Deep Creek and Lulu for next year.

The Chairman called for a vote. The motion carried unanimously.

Resolution No. 2016R-20 Solid Waste Collection

This is the preliminary rate resolution for the collection and disposal of solid waste in Columbia County for the fiscal year beginning October 1, 2016 and authorizes the reimposition of annual Service Assessments for Solid Waste Collection and Disposal Services. Staff recommended approval of the Preliminary Rate Resolution No. 2016R-20 – Solid Waste Collection and Disposal Services.

MOTION by Commissioner Williams to adopt recommended motion. SECOND by Commissioner Phillips. The motion carried unanimously.

Resolution No. 2016R-21 Pine Ridge Court

This resolution is to establish the estimated assessed cost for the properties that benefit from the Pine Ridge Road Improvement Project thereby directing the preparation of the updated assessment rolls to collect this cost. Staff recommended approval of the Preliminary Rate Resolution No. 2016R-21 – Pine Ridge Court.

MOTION by Commissioner DePratter to take staff recommendation. SECOND by Commissioner Phillips. The motion carried unanimously.

Resolution No. 2016R-22 Emerald Lakes Street Lighting

This resolution is relating to the provision of street lighting services, facilities and programs for Emerald Lakes Street Lighting Municipal Service Benefit Unit and to estimate the cost of street lighting services to be accessed for the fiscal year beginning October 1, 2016. Staff recommended approval of the Preliminary Rate Resolution No. 2016R-22 – Emerald Lakes Street Lighting.

MOTION by Commissioner Phillips to take staff recommendation. SECOND by Commissioner DePratter. The motion carried unanimously.

Resolution No. 2016R-23 Spring Hollow Street Lighting

This resolution is relating to the provision of street lighting services, facilities and programs for Spring Hollow Street Lighting Municipal Service Benefit Unit and to estimate the cost of street lighting services to be accessed for the fiscal year beginning October 1, 2016. Staff recommended approval of the Preliminary Rate Resolution No. 2016R-23 – Spring Hollow Street Lighting.

MOTION by Commissioner Williams to adopt recommended motion. SECOND by Commissioner Phillips. The motion carried unanimously.

Audit Presentation

On June 16, 2106, Richard Powell, CPA, gave a presentation of the County Audit for the fiscal year ending September 30, 2015. The presentation that was displayed on the screen for the public to view was blurry. Chairman Nash directed staff to present the audit again at another meeting so the public could view the figures. The audit was approved on June 16, 2016.

ACM Ward displayed a clear PowerPoint of the audit presentation at tonight's meeting.

Open Public Comments:

Citizen Stewart Lilker offered comment on the last minute addition to the agenda, Columbia City Park and the EDAB agreement.

Citizen Frank O'Steen offered comment on the audit presentation. CM Scott responded.

Adjournment:

There being no further business, the meeting adjourned at 7:00 p.m.

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ATTEST: Bucky Nash, Chairman
Board of County Commissioners

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P. DeWitt Cason
Clerk of Circuit Court