

Columbia County
Board of County Commissioners

Minutes of
June 16, 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")
BOCC Finance Director Danielle Beard
County Attorney Joel Foreman
Deputy Clerk Katrina Vercher

Agenda Additions/Deletions

Additions:

- Consent agenda item # 24

Deletions:

- None

MOTION by Commissioner Frisina to approve the agenda. SECOND by Commissioner Williams. The motion carried unanimously.

Ministerial Matters

Audit Presentation

Richard Powell, CPA, gave a presentation on the results of the yearly audit and the annual financial report for the fiscal year ending September 30, 2015. A copy of that report is attached to the original minutes.

Commissioner Williams asked that the Board vote to accept the audit tonight and not to approve it through the consent agenda.

Discussion ensued. Consent item # 24 to be pulled for discussion.

Commissioner Nash asked CM Scott to present the audit again at the next meeting due to the presentation being unreadable on the screen.

Zika Virus Update

Mark Lander, Columbia County Health Department Administrator, spoke on the Zika Virus threat here in Columbia County. Using the attached PowerPoint presentation, he provided prevention tips and spoke of how Columbia County is preparing.

Public Hearings

Planning and Zoning

(Final Hearings)

SD 0175 – Minor Subdivision Plat for Windswept Industrial Subdivision, Unit 3, Parcel ID 03120-000.

The public hearing opened and closed without comment.

MOTION by Commissioner Frisina to approve SD 0175 a minor subdivision plat. SECOND by Commissioner DePratter. The motion carried unanimously.

Z 0565 - Ordinance No. 2016-14 – To amend to Official Zoning Atlas by amending the preliminary development plan for an existing approved PRRD, The Oaks of Lake City. Tax parcels 09280-000, 09280-ALL LOTS, 09157-000, 09157-001, 09157-002, 03599-000 & 03608-000.

The public hearing opened and closed without comment.

Developer Brad Dicks addressed the Board. He requested direction on the rear entrance to the subdivision.

Discussion ensued.

Attorney Foreman recommended that the Commission approve the Ordinance with the caveat that Mr. Dicks' request that the Board go on record that the rear access will be permissible subject to an opinion from Attorney Foreman and County Planner Stubbs indicating that there is no requirement for a public hearing.

MOTION by Commissioner Frisina to take staff recommendation. SECOND by Commissioner Williams. The motion carried unanimously.

Z 0560 - Ordinance No. 2016-11 – To amend to Official Zoning Atlas from PRRD to A-3 for tax parcels 03776-001, 03776-000, 03770-000 & 03771-000.

The public hearing opened and closed without comment.

MOTION by Commissioner DePratter to adopt Ordinance No. 2016-11.
SECOND by Commissioner Phillips. The motion carried unanimously.

Z 0561 - Ordinance No. 2016-12 – To amend to Official Zoning Atlas from PRRD to A-3 for tax parcels 03825-000 & 03831-000.

The public hearing opened and closed without comment.

MOTION by Commissioner DePratter to adopt Ordinance No. 2016-12.
SECOND by Commissioner Frisina. The motion carried unanimously.

(First Hearings)

Z 0562 - Ordinance No. 2016-15 – To amend to Official Zoning Atlas from PRD to RR and RSF-2 for tax parcels 02439-000, 02439-242 & a portion of 02475-003.

The public hearing opened.

Citizen Stewart Lilker offered comment on the presentation of more than one item at a time.

The public hearing closed.

MOTION by Commissioner DePratter to adopt Ordinance No. 2016-15.
SECOND by Commissioner Phillips. The motion carried unanimously.

Z 0563 - Ordinance No. 2016-16 – To amend to 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. SECOND by Commissioner Frisina. The motion carried unanimously.

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

Staff recommended that this item be tabled until the July 21 meeting to allow time for the correction of the legal description.

MOTION by Commissioner DePratter to table this item until July 21. SECOND by Commissioner Frisina. The motion carried unanimously.

Chairman Nash asked if there were any items to be pulled from the consent agenda for discussion or clarification.

Commissioner DePratter restated that item # 24 was to be pulled.

Citizen Stewart Lilker requested items 1 & 15. CM Scott gave clarification on these items.

Public Comment on Discussion and Action Items:

Citizen Stewart Lilker offered comment on consent items 1 & 15. He also offered comment on the public comments, the audit and the County Attorney. CM Scott responded.

MOTION by Commissioner Frisina to approve the consent agenda with consent item # 24 pulled. SECOND by Commissioner Phillips. The motion carried unanimously.

Consent Agenda:

- (1) External Budget Amendment – BCC Administration – BA # 16-57 - Budget Transfer to Correct Invoices Charged in Error to NSP and Budget Fund Balance to send all Funds to CARC per Sub-Receipt Agreement Previously Approved by the Board - \$54,569
- (2) External Budget Amendment – Central Communications – BA # 16-59 – Preventative Maintenance of Communication Equipment - \$11,953
- (3) Building and Zoning – 2nd Revised Department of Economic Opportunity Technical Assistance Grant Agreement P0172. Revised Agreement is for the Purchase of Certain Server Hardware and Software Upgrade to Support the Online Interactive GIS Map
- (4) Building and Zoning – Requesting Approval of Special Family Lot Permit – Wendy Saunders, Daughter – Melinda Walker, Property Owner – 1149 SW County Road 240, Lake City, FL
- (5) Building and Zoning – Requesting Approval of Special Family Lot Permit – Ashley O’Neal, Granddaughter – Ashley O’Neal, Property Owner – 360 SW Hope Meadows Court
- (6) Building and Zoning – Requesting Approval of Special Family Lot Permit – Carrie M. Lambert, Granddaughter – Clifton J. and Susan O. Little, Property Owner – 2162 SW Little Road, Lake City, FL
- (7) Operations Department – Utility Permit – City of Lake City Utilities Department – SW Windswept Glen

- (8) Operations Department – Utility Permit – Windstream Florida, Inc. – NW Stephen Foster Drive
- (9) Operations Department – Utility Permit – Florida Gas Transmission Company, LLC – SW Sisters Welcome Road
- (10) Operations Department – Utility Permit – Florida Gas Transmission Company, LLC – SW Dyal Avenue
- (11) Operations Department – Utility Permit – Florida Gas Transmission Company, LLC – SW Ziegler Terrace
- (12) Risk Manager – The Acceptance of Donated Land (10.03) Acres of Undeveloped Land Adjacent to Columbia City Elementary School from the Columbia County School Board – Authorizing Staff to Apply for a FRDAP Grant – Developing a Park on Site
- (13) Risk Manager – Authorizing the Purchase of 263 SW Erin Glen for \$104,000 and 289 SW Erin Glen for \$99,107 – Hazard Mitigation Grant Program (Phase II of Erin Glen)
- (14) Public Library – Requesting Approval of an Amendment to the 2015-2016 State Aid to Libraries Grant Agreement – Receiving Additional Grant Funds - \$28.00
- (15) Emergency Management – Requesting Approval of the Annual Emergency Management Performance Grant between Florida Division of Emergency Management (FDEM)/Columbia County Emergency Management - \$52,227
- (16) Emergency Management – Requesting Approval of the Annual Emergency Management Preparedness and Assistance Contracts between Florida Division of Emergency Management (FDEM)/Columbia County Emergency Management - \$105,806
- (17) Operations Department – Declaration of Surplus Property – (see attached list)
- (18) Operations Department – Requesting Approval of Application to FDOT for Shared-Use Non-Motorized (SUN) Trail Network Program
- (19) BOCC Administration – Requesting Approval for Street Lighting Agreement with Florida Power & Light Company – NW Bascom Norris Drive and US Highway 441 North
- (20) Tourist Development Council – Requesting Approval of Florida Department of Economic Opportunity Regional Rural Development Grant Contract - \$50,000

- (21) Tourist Development Council – Requesting Approval of Rod Butler, General Manager of Holiday Inn of Lake City – Visit Natural North Florida Tourism Task Force to Represent Columbia County

MOTION by Commissioner Williams to adopt the consent agenda
SECOND by Commissioner DePratter. The motion carried unanimously.

Discussion and Action Items:

Gleason Place Redevelopment Project

Economic Development Director, Glenn Hunter, stated that in early May the Economic Development Advisory Board approved a Economic Development Agreement with Hutton Development for the redevelopment of a parcel of land known as the old K-Mart Shopping Center. It was presented to the Board and the Commission requested that the agreement be restructured and brought before them at a later date.

Director Hunter introduced Kevin Jennings, a representative of Hutton Development.

Mr. Jennings presented the new proposal.

Citizen Waseem Khan spoke in favor of the project.

Mr. Steve Cronin of Suwannee County spoke in favor of the project.

Citizen Stewart Lilker stated that he is in favor of the project but he is against the county getting involved.

Discussion ensued.

CM Scott reminded the Commission about the agreement with the Sheriff for funding; he then informed the Commission that Sheriff Hunter has agreed to waive his portion of the taxes that would be due on this project.

The following changes to the agreement were agreed upon by the Commission:

- 85,000 square feet must be open and occupied to be eligible for the tax rebate for that year but could be cured the next year.
- Certificate of occupancy on 85,000 square feet by January 1, 2019.

Commissioner Williams stated that based on his comments and the changes that Attorney Foreman said would be in the agreement, he feels comfortable that we will only be rebating back what is generated; there is no burden on the County. There is no upfront money, there is no in-kind labor.

MOTION by Commissioner Williams to enter into an agreement . SECOND by Commissioner Frisina. The motion carried 3 to 2 with Commissioners Phillips and DePratter voting in opposition.

County Audit (former consent item #24)

CM Scott reminded the Commission that they were presented with the audit at the beginning of the meeting and recommended the Board accept the audit as presented.

MOTION by Commissioner Frisina to accept the audit as presented. SECOND by Commissioner DePratter. The motion carried unanimously

Preliminary Non-Ad Valorem Assessment Rates for 2016-2017

CM Scott recommended the Board of County Commissioners set the Preliminary Non-Ad Valorem Assessment Rates at the current rates and direct staff to prepare the resolutions in preparation for the 2016-2017 fiscal year budget. The rates are attached to the original minutes.

Discussion ensued.

MOTION by Commissioner Williams to approve staff recommendation. SECOND by Commissioner Frisina. The motion carried unanimously.

Open Public Comments:

Citizen Sandra Buck-Camp requested more public transportation be made available and that the County provide property to house the vehicles.

Mr. Steve Cronin of Suwannee County stated that he owns a business in Columbia County and it is his opinion that if you have the shops that the people want, then they will shop here.

Citizen Stewart Lilker requested new meeting rules be adopted and offered comment on County Staff and ACM Kirby.

Citizen Ralph Kitchens stated that he would have rather seen a park on the old K-Mart property,

Commissioner Comments:

Commissioner DePratter responded to Mr. Lilker.

Adjournment

There being no further business, the meeting adjourned at 8:00 p.m.

ATTEST:

Bucky Nash, Chairman
Board of County Commissioners

P. DeWitt Cason
Clerk of Circuit Court