

PORT ST. JOE, FLORIDA

JANUARY 9, 2007

REGULAR MEETING

The Gulf County Board of County Commissioners met this date in regular session with the following members present: Chairman Carmen L. McLemore, Vice Chairman Bill Williams, and Commissioners Billy E. Traylor, Nathan Peters, Jr. and Jerry W. Barnes.

Others present were: County Attorney Timothy McFarland, Clerk Becky Norris, Clerk Finance Officer Carla Hand, Deputy Clerk Kari Summers, Chief Administrator Don Butler, Deputy Administrator Lynn Lanier, Building Department Official Lee Collinsworth, Chamber of Commerce Director Sandra Chafin, Emergency Management Director Marshall Nelson, Emergency Management Secretary Stephanie Richardson, Extension Agent Roy Lee Carter, Grant Writer Loretta Costin, Human Resources Director Denise Manuel, Jail Administrator Evette Farmer, Planner David Richardson, T.D.C. Director Paula Pickett, Sheriff's Office Investigator Paul Beasley, Sheriff's Office Investigator Chris Buchanan, Sheriff's Office Major Mike Harrison, Solid Waste Director Joe Danford, and Sheriff's Office Deputy Ken Starnes.

Chairman McLemore called the meeting to order at 6:00 p.m., E.T.

Commissioner Barnes opened the meeting with prayer, and Chairman McLemore led the Pledge of Allegiance to the Flag.

Chairman McLemore then passed the Chair to Vice Chairman Williams who will serve as Chairman for 2007. Chairman Williams presented Commissioner McLemore with a plaque in appreciation for his service as Chairman for 2006.

CONSENT AGENDA

Commissioner Traylor motioned to approve the following Consent Agenda items. Commissioner McLemore seconded the motion, based on removal of item #6 (Page 63). This being agreeable, the motion did then pass unanimously.

1. Minutes - December 12, 2006 - Regular Meeting
- December 19, 2006 - Special Meeting
- December 21, 2006 - Special Meeting
2. Agreement - D.E.P. - St. Joseph Peninsula Beach Restoration Project (#06GU2)
3. B.C.C. Correspondence - Letter from Chairman McLemore to Allen Boyd
U.S. House of Representatives - Appropriation Request
4. Funding Request - C.A.R.E. (\$5,000.00 - 2006-07)

5. Inventory - B.C.C. (Transfer to Wewahitchka Search & Rescue * Refurbished Jaguar Radio #125-22)

6. Invoice - Bay Medical Center * H.C.R.A. (#0617100634 * \$299.88 to be paid from Account #51462-31500)
 - Bryant, Miller & Olive - M.S.T.U. Bonds (#27867 * \$342.66 to be paid from Account #28037-77000)
 - County Attorney Timothy McFarland (December, 2006 * \$7,575.00 to be paid from Account #21314-31100 *
 - County Attorney Timothy McFarland - M.S.T.U. Bonds (\$5,000.00 to be paid from Account #28037-77000)
 - MRD Associates, Inc. - Erosion Control (Project #06-210.7 * #735 \$8,186.60 / Project #05-210.2 * #736 * \$19,656.19 to be paid from Account #43137-31000)
 - Preble-Rish, Inc. - Road Bond Project (#64975 * \$20,600.00 * \$8,000.00 to be paid from Account #41441-31000 and \$12,600.00 to be paid from Account #41441-63000)
 - Preble-Rish, Inc. - White City Bulkhead (#64983 * \$450.00 to be paid from Account #21111-31100)
 - Preble-Rish, Inc. - Howard Creek Road (#64984 * \$17,662.70 to be paid from Account #40741-53000)
 - **DELETE** - Preble-Rish, Inc. - Overstreet Boat Ramp (#64985 * \$3,750.00)
 - Preble-Rish, Inc. - County Road 5 (Project #003-162 * #4614 * \$43,286.55 to be paid from Account #41441-53000)
 - Preble-Rish, Inc. - Money Bayou Headwall (Project #003-162 * #4615 * \$58,790.69 to be paid from Account #40341- 53000)
 - Preble-Rish, Inc. - Howard Creek Road (Project #003-162 * #4616 * \$39,331.18 to be paid from Account #40741- 53000)
 - Preble-Rish, Inc. - Gulf County Health Department (Project #003-162 * #4618 * \$77,003.20 to be paid from Account #41441-63000)
 - Preble-Rish, Inc. - County Road 5 (Project #003-162 * Retainage \$7,420.00 to be paid from Account #41441-53000)
 - Preble-Rish, Inc. - Gulf County Health Department (Project #003.162 * Retainage * \$8,555.91 to be paid from Account #41441-63000)
 - Rumberger, Kirk & Caldwell - General Employment Matters (File #G214-107990 * Invoice #707579 * \$2,180.13 to be paid from Account #21111-31200)

7. S.H.I.P. - Purchase Assistance (\$10,115.00 - Cody Harden)
 - Rehabilitation Assistance (\$16,500.00 - Stephen F. Daniels / \$16,500.00 - Millie P. Fennell)
 - Subordination Agreement (Michael Tiller/Quicken Loans, Inc.)

8. Special Project Payments as follows:

Dist. 1	Wewahitchka Fire Department - Donation	\$200.00
Dist. 5	Bayside Lumber & Building Supply - Boy Scout Troop #47 Basketball Goal/Shed - Donation	\$ 57.72
	St. Joe Hardware - Boy Scout Troop #47 Basketball Donation	\$ 9.98

9. Travel - Preventing Crime in the Black Community (Orlando, FL * May 30-June 2, 2007)

(End)

OVERSTREET FIRE DEPARTMENT

On behalf of Johnny Mize, Chief of Overstreet Fire Department, Clerk Norris discussed that the bidder for the new Overstreet Fire Department building is sub-contracting erection of the building, and the County needs to execute an agreement with the sub-contractor in order to pay them directly. Commissioner Traylor motioned to execute this agreement with Kevin Jacobs of Jacobs Contracting. Commissioner Barnes seconded the motion, and it passed unanimously.

INTERAGENCY TASK FORCE

Grant Writer Costin discussed that the InterAgency Task Force Committee (Strategic Planning), which is working to implement the County's strategic plan, will be meeting on January 17, 2007 from 3:00-5:00 p.m., E.T. in the Board room.

WETAPPO LANDFILL

Solid Waste Director Danford requested permission for the Chairman to sign the annual report for land clearing debris at Wetappo Landfill. Commissioner Peters motioned to approve this request. Commissioner Traylor seconded the motion, and it passed unanimously.

AMNESTY DAY

Solid Waste Director Danford reported that Amnesty Day for collection of hazardous materials will be held on March 10, 2007 from 9:00 a.m. -1:00 p.m., E.T. in front of the Courthouse in Port St. Joe.

SCHOOL INTERLOCAL AGREEMENT

Planner Richardson requested permission to work with the City of Port St. Joe and have Marie Pennington assist in developing the School Interlocal element to the Comprehensive Plan

which has to be in place by June, 2007. Commissioner Barnes motioned to approve this request. Commissioner Traylor seconded the motion, and it passed unanimously.

AWARD BID #0607-10

Deputy Administrator Lanier recommended that Bid #0607-10 (for a Type 1AD, Class 1 Floor Plan A, ALS Ambulance for Wewahitchka E.M.S.), in the amount of \$104,875.00, be awarded to Taylor Made Ambulance. Commissioner Traylor motioned to approve this recommendation. Commissioner Barnes seconded the motion, and it passed unanimously.

INVOICE - COUNTY AUDITORS

Deputy Administrator Lanier recommended payment of an invoice from County Auditor Keith L. Jones, C.P.A., in the amount of \$18,122.69. Commissioner Traylor motioned to approve this recommendation. Commissioner McLemore seconded the motion, and it passed unanimously.

INVOICE - FIRST COMMUNICATIONS

Deputy Administrator Lanier recommended payment approval of an invoice from First Communications, in the amount of \$5,198.00, for repairs to the tower, stating the County has been reimbursed by the Department of Health for this invoice. Commissioner Barnes motioned to approve this recommendation. Commissioner Peters seconded the motion, and it passed unanimously.

OVERSTREET BOAT RAMP

Deputy Administrator Lanier recommended that the Board execute an agreement with Southeastern Mechanical, in the amount of \$104,970.00 for the Overstreet Boat Ramp project. She stated there is a notice to proceed for this amount, and change order #1 to decrease the price by \$50,940.00 (in-kind services to be provided by the County), with \$54,030.00 to be the final project cost. Commissioner Traylor motioned to table this issue. Commissioner Peters seconded the motion, and it passed unanimously.

APALACHEE REGIONAL PLANNING COUNCIL

Deputy Administrator Lanier discussed a letter from A.R.P.C. regarding appointees to the Local Transportation Disadvantaged Coordination Board, and stated that last year Property Appraiser Kesley Colbert was the Chairperson with Commissioner Peters as the alternate. Commissioner Peters motioned to re-appoint Property Appraiser Colbert as Chairperson with himself as the alternate. Commissioner Barnes seconded the motion, and it passed unanimously.

COMMISSARY AGREEMENT - JAIL

Deputy Administrator Lanier discussed a commissary agreement from Keefe Commissary Network to provide the supplies for the jail canteen, and requested the Chairman sign the agreement. Commissioner Peters motioned to approve this request. Commissioner Traylor seconded the motion, and it passed unanimously.

MEGA-SITE CATALYST PROJECT

Jim Townsend and E.D.C. Director Alan McNair appeared before the Board and discussed the economic development strategy for eight Counties sponsored by Enterprise Florida and Opportunity Florida for the mega site catalyst project. Mr. Townsend discussed that a Memorandum of Agreement must be signed to participate. Mr. McNair discussed that this mega site is going to be awarded to one of the eight Counties represented by Opportunity Florida, and there is no obligation in signing the Memorandum of Agreement. County Attorney McFarland discussed that the agreement states that the County will provide one of multiple sites for consideration in this project. Commissioner Peters motioned for the Chairman to sign the Memorandum of Agreement for Gulf County to participate in seeking this funding. Commissioner Barnes seconded the motion, and it passed unanimously.

WOMEN'S ATHLETICS

Natalie Shoaf appeared before the Board and discussed a Women Athletics group which consists of concerned parents and community members that are supporting women athletics in our school systems, and requested support from the Board for this group. Chairman Williams discussed that he previously donated \$1,800.00 for female and non-primary sports from his Special Projects funds.

LOW INCOME FUNDS

Doug Kent, Gulf County Health Department Administrator, appeared before the Board and discussed low income funding, and requested permission to send funds to O.C.A. for matching funds at 17%. Mr. Kent requested permission for the Chairman to sign the agreement, stating that the Health Department will be giving \$9,447.00 on a quarterly basis. Commissioner Traylor motioned to approve this request. Commissioner Barnes seconded the motion, and it passed unanimously.

SPECIAL PROJECTS

Justin Smith, Wewahitchka High School Baseball Coach, appeared before the Board and requested a donation from Special Projects funds to hold a baseball/softball camp for the boys and girls of Gulf County. Upon motion by Commissioner Traylor, second by Commissioner Peters, and unanimous vote, the Board approved the following Special Projects payments:

Dist. 1	Wewahitchka High School Baseball - Donation	\$200.00
Dist. 2	Wewahitchka High School Baseball - Donation	\$200.00
Dist. 3	Wewahitchka High School Baseball - Donation	\$200.00
Dist. 4	Wewahitchka High School Baseball - Donation	\$200.00
Dist. 5	Wewahitchka High School Baseball - Donation	\$200.00

(End)

COURTHOUSE ROOF

On behalf of Cook Brothers, Inc., Mike Bist, P.A., appeared before the Board and discussed Bid #0607-07 for re-roofing and repairs to the Gulf County Courthouse and jail. Mr. Bist discussed that there are three material issues as to why the bid award to Cathey Construction should be set aside, stating that this should have been a sealed competitive bid process, as F.S. 255.20 states that the County must competitively award to an appropriately licensed contractor on any public project which costs over \$200,000.00, that the bid must be awarded to the lowest qualified and responsive bidder. Mr. Bist discussed that the local preference policy was not listed in the bid document. <Commissioner Traylor motioned to extend the speaking time of Mr. Bist. Commissioner Peters seconded the motion, and it passed unanimously.> Mr. Bist discussed that his client was the lowest responsive bidder, complied with bid documents and provided a bid bond, and listed the sub-contractors, and that Cathey Construction's bid is non-responsive which violates the mandatory requirements that were imposed in the bid document. Mr. Bist discussed that if the County does not withdraw the unlawfully awarded bid and award the bid to the lowest bidder, Cook Brothers will file a law suit. Chief Administrator Butler discussed the bid procedure and the local bidder preference, stating that in 1994 the Board adopted Resolution No. 94-16 (Local Bidder Preference). County Attorney McFarland discussed that the Board followed the rules when the bid was awarded regarding the local bidder preference. Upon inquiry by Commissioner McLemore, County Attorney McFarland discussed that the Board needs to remain with the contractor the bid has been awarded to, or terminate that contract and award to Mr. Bist's client (Cook Brothers, Inc). Commissioner McLemore motioned to award the bid to Cathey Construction. Commissioner McLemore withdrew his motion. Commissioner Traylor motioned to reject the bid protest. Commissioner McLemore seconded the motion, and it passed unanimously.

HONEYVILLE STORM SHELTER

Upon inquiry by Commissioner Traylor regarding Honeyville Storm Shelter, Commissioner McLemore discussed that they have received notice that they can proceed with the storm shelter. Commissioner McLemore motioned to advertise to receive sealed bids for the Honeyville Storm Shelter. Commissioner Traylor seconded the motion, and it passed unanimously.

SACRED HEART HOSPITAL

Upon inquiry by Commissioner Traylor regarding the progress of Sacred Heart Hospital, Chairman Williams discussed that they are waiting on permits at this time, and also they are waiting to meet with Opportunity Florida for the fast track permitting. Doug Kent, Health Department Administrator, reported that over \$300,000.00 has been collected in ½ cent sales tax revenue for this project. Chairman Williams discussed that they are still targeting the 1st quarter and requested permission to send a letter to Clay Smallwood and Mr. Heckethorn regarding a definitive time frame.

SPECIAL PROJECTS

Commissioner Traylor recommended that each Commissioner donation \$100.00 to the Wewahitchka V.F.W., with the exception of Commissioner McLemore who has already donated from Special Project funds. Commissioner Traylor motioned to approve this recommendation. Commissioner Peters seconded the motion, and it passed unanimously.

Dist. 2	Wewahitchka V.F.W. - Donation	\$100.00
Dist. 3	Wewahitchka V.F.W. - Donation	\$100.00
Dist. 4	Wewahitchka V.F.W. - Donation	\$100.00
Dist. 5	Wewahitchka V.F.W. - Donation	\$100.00

(End)

LOCAL BUSINESSES

Upon inquiry by Commissioner Traylor regarding the 7% local bidder preference, Chamber of Commerce Director Chafin appeared before the Board and discussed that it is very important to support and utilize local businesses in Gulf County.

SACRED HEART HOSPITAL

Commissioner Peters motioned for Chairman Williams to submit a letter to Sacred Heart Hospital regarding the time frame on construction of the hospital. Commissioner McLemore seconded the motion, and it passed unanimously.

C.P.R. TRAINING

Commissioner Peters motioned for Gulf County E.M.S. Director Shane McGuffin to meet with Jail Administrator Farmer, regarding training the jail employees in C.P.R. and first aid. Commissioner Barnes seconded the motion, and it passed unanimously.

GULF COUNTY JAIL SITE

Commissioner Peters discussed the report from Juliane Day and Rachel Turner, and requested that the Board continue to look for an acceptable site for a new jail in the future.

AFFORDABLE HOUSING

Commissioner McLemore discussed the Affordable Housing issue regarding funding to purchase property in the County. Dannie Bolden, Director of C.D.C., appeared before the Board and discussed the R.F.P process, stating that the Affordable Housing Committee recommended Taunton Truss and C.Q. Development, in the amount of \$150,000.00 per applicant, and the Board has tabled this issue. County Attorney McFarland discussed that all the issues have not been worked out in this matter. After further discussion, Chairman Williams recommended that each Commissioner adopt 1/5 strategy for their district for critical personnel, and then to secure the land areas. Commissioner McLemore motioned to allow County Attorney McFarland and Chief Administrator Butler to engage an environmental consultant to review the proposed 200 acres to be donated by St. Joe Company to the County through a land swap (St. Joe Company to pay the costs). Commissioner Peters seconded the motion, and it passed unanimously. Commissioner McLemore then motioned to allow Chairman Williams to proceed in negotiations with St. Joe Company regarding the S.B. 1363 swap on the South end of the County for the 639 acres they are working on. Commissioner Peters seconded the motion, and it passed unanimously. Commissioner McLemore motioned to allow 1/5 split of the (\$300,000.00) Affordable Housing funds for each district. Commissioner Peters seconded the motion, and it passed unanimously.

SACRED HEART HOSPITAL

Commissioner Barnes discussed the progress of Sacred Heart Hospital, and that the Board is ready to proceed on this issue.

HEADWALL - C.R. 30

Commissioner Barnes thanked G.A.C. for the work performed on the headwall project on C.R. 30, stating that the road is back open at this time.

PAINTED PONY ROAD

Commissioner Barnes thanked the residents of Painted Pony Road for allowing traffic to use this road during the road repairs on C.R. 30.

STRATEGIC PLANNING

Chairman Williams discussed the strategic plan, and requested permission for Chief Administrator Butler and staff to meet bi-weekly on the budget and other issues, and for Chief Administrator Butler to make recommendations to the Board. The Board had no objection.

COMMITTEES / COMMISSIONERS

Chairman Williams discussed that each Commissioner has areas that are critical to their district, and requested permission to appoint a Commissioner to spearhead various areas of concern for the County (budget, jail, strategic planning, etc.).

JAIL

Chairman Williams discussed that the Board needs to look at public safety and law enforcement, and stated that he will work with the Sheriff's Office on law enforcement issues that will bring forth good information for the Board.

REPORT - COUNTY OPERATIONS

Chairman Williams recommended that Chief Administrator Butler give a monthly overview of County operations to the Board.

GULF COUNTY LIBRARY

Upon inquiry by Commissioner Peters regarding the Gulf County Library, Chief Administrator Butler discussed that the agreement with Northwest Regional Libraries is with Bay, Gulf and Liberty Counties. He discussed that Bay County is resuming control of their Library, and if we sign an agreement with Bay County nothing is supposed to change (no additional funding from the County, etc.), and we are waiting on an agreement at this time.

OVERSTREET WATER SYSTEM - ENGINEERING AGREEMENT

Chief Administrator Butler discussed a proposed agreement from Bailey Bishop and Lane, in the amount of \$95,000.00 for the Overstreet Water system C.D.B.G. engineering, stating that the contract has been modified to \$65,000.00, and he requested permission for the Chairman to sign the contract, contingent upon County Attorney approval. Commissioner Traylor motioned to approve this request. Commissioner McLemore seconded the motion, and it passed unanimously.

COURTHOUSE ROOF

Chief Administrator Butler discussed a letter from Donofro & Associates recommending the Board obtain a unit price per square foot from the general contractor to replace any plaster below the ground floor line prior to specified coding application, and to remove the ceiling at the South entrance and replace with flat metal material similar to the new soffets on the east and west porches. Commissioner Traylor motioned to approve these recommendations. Commissioner McLemore seconded the motion, and it passed unanimously.

LEGISLATIVE AGENDA

Chief Administrator Butler requested permission to submit letters to Senator Lawson and Representative Patronis for additional funding and assistance during the Legislative session for the (1) Beaches Sewer system, (2) security and ADA issues in the Courthouse, (3) Highland View F.R.D.A.P., (4) property insurance premiums, (5) business property taxes, (6) keeping Gulf County in the fiscally restrained program, and for (7) assistance with jail funding. Commissioner Peters motioned to approve this request. Commissioner Barnes seconded the motion, and it passed unanimously.

GULF COUNTY JAIL

Chief Administrator Butler discussed that he met with the County Auditors regarding the jail and requested a financial audit of the jail for October 1 - December 31, 2006. He stated that it will cost approximately \$2,400.00. Commissioner McLemore motioned to approve this request. Commissioner Peters seconded the motion, and it passed unanimously. Commissioner Peters discussed submitting the annual report to the State within 120 days as recommended in the Audit report presented by Juliane Day and Rachel Turner.

C.R. 30 - CHANGE ORDER

Chief Administrator Butler requested permission for the Chairman to sign change order #1 for the C.R. 30 project, and not to exceed \$60,000.00. Commissioner McLemore motioned to approve this request. Commissioner Barnes seconded the motion, and it passed unanimously.

GULF COUNTY JAIL

Chief Administrator Butler presented a handout pertaining to the work that has been accomplished on the jail, stating that there is a problem with space at the jail. He discussed that there is not enough room at the jail, stating that medical area has been moved and one of the Majors has been moved to the Sheriff's Office part of the building. Chief Administrator Butler discussed that there is still not enough space, and recommended that the Investigators and evidence room be moved into the old Health Department building (there is available office space which will require remodeling). He discussed that this project can be completed for less than \$35,000.00. Sheriff's Office Major Mike Harrison appeared before the Board and discussed that the investigators cannot function in the main Sheriff's Office and they have to have privacy. Chief Administrator Butler also recommended that the space between the Jail kitchen and the new edition be roofed for additional office space. After further discussion, Commissioner McLemore motioned to roof the area between the kitchen and new addition. Commissioner Peters seconded the motion, and it passed unanimously. Commissioner Traylor then motioned to remodel the old Health Department wing for office space for the Investigators. Commissioner Barnes seconded the motion, and it passed 4 to 1, with Commissioner McLemore voting no.

CLOSED LITIGATION MEETING

County Attorney McFarland requested a closed litigation meeting be scheduled for a later date. Commissioner Traylor motioned to approve this request. Commissioner Barnes seconded the motion, and it passed unanimously.

HIGHLAND VIEW PARK

Chairman Williams requested that \$2,000.00 be paid from Parks & Recreation to cover the cost of sheds for Highland View Park. Commissioner Traylor motioned to pay \$7,500.00 from the Parks & Recreation budget. Commissioner McLemore seconded the motion, and it passed unanimously. Clerk Norris discussed that funds do not have to be transferred, it will be paid from the Parks & Recreation budget.

There being no further business, and upon motion by Commissioner Traylor, the meeting did then adjourn at 7:48 p.m., E.T.

**BILL WILLIAMS
CHAIRMAN**

ATTEST:

**REBECCA L. NORRIS
CLERK**