

Columbia County
Board of County Commissioners

Minutes of
March 2, 2023

The Columbia County Board of County Commissioners met in a regular scheduled meeting in the auditorium of the School Board Administrative Complex at 9:30 a.m. The meeting opened with prayer and the Pledge of Allegiance to the Flag of the United States of America followed.

Commissioners in Attendance: Chairman Rocky Ford, Robby Hollingsworth, Timothy Murphy, Everett Phillips, Ronald Williams

Others in Attendance: County Manager David Kraus ("CM")
Assistant County Manager Kevin Kirby ("ACM")
County Attorney Joel Foreman
Deputy Clerk Olga Armas

Agenda Additions/Deletions

Additions:

- Schedule a Workshop on Monday, March 6, 2023 at 1:00 p.m. for the proposed flood zone map changes

Deletions:

- Joel Foreman, 2023 Columbia County School Board Redistricting
- Item 14, BA 23-42 & Resolution 2023R-13; removing Resolution and Budget Amendment

MOTION by Commissioner Williams to approve the agenda as amended.
SECOND by Commissioner Hollingsworth. The motion carried unanimously.

Consent Agenda:

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

- 1) BCC Finance - BA 23-40 - Bring Forward Remaining Funds from FY 2021-2022 - Ellisville Wastewater Treatment Plant - \$417,590
- 2) BCC Finance - BA 23-41 - Allocate Revenue Funds from FPL Marketing

Sponsorship to Economic Development - \$2,000

- 3) BCC Finance - Bills and Vouchers - 02/15/2023 - \$916,520
- 4) BCC Purchasing - Renewals for RFQ 2019-V Surveying and Mapping Services
- 5) BCC Purchasing - Amended CDBG Housing Assistance Plan & Procedures
- 6) Human Resources - Job Descriptions and Authorizations for Animal Control/Enforcement
- 7) Library Holiday Closing Saturday, April 8 and Sunday, April 9 for the Easter Holiday, in Addition to the Good Friday County Holiday on Friday, April 7.
- 8) Public Works - Permission to Enter Private Property - SW Hideaway Drive for the Purpose of Roadway Repair for a Period of 12 Months.
- 9) Public Works - Permission to Enter Private Property 397 SW Nugget Way for the Purpose of Proposed County Owned Borrow Pit.
- 10) Public Works - Utility Permit - Hargray to Run a Cable along SE County Road 245.
- 11) Public Works - Utility Permit - Comcast to Run a Cable Along SW Bunn Dr.

MOTION by Commissioner Murphy to adopt the consent agenda. SECOND by Commissioner Phillips. The motion carried unanimously.

Discussion and Action Items

Joel Foreman, County Attorney

- 1) ~~2023 Columbia County School Board Redistricting – Supervisor of Elections.~~ Item Removed from discussion.
- 2) Interlocal Agreement – Town of Forth White – Requesting the County Employee to Continue to serve as Town Clerk - \$32.37/Hour

The Town of Fort White approved an Interlocal agreement requesting the County to have an employee continue to serve as Town Clerk until the Town hires a replacement.

MOTION by Commissioner Murphy to approve Interlocal agreement with amendments and extension of 45 days. SECOND by Commissioner Williams. The motion carried unanimously.

3) Revised Standard License Agreement for Sports Organizations

The County has presented the Proposed Revised Standard License Agreement to the Sports Organizations and requested comments. The County has not received any comments or recommended changes. If approved, staff will pursue execution of the Standard License Agreement with each sports league.

MOTION by Commissioner Murphy to approve the revised standard license agreement for Sports Organizations and all monies raised through the 501(C)(3) retains into the operation and no outside operation. SECOND by Phillips. The motion carried unanimously.

Kevin Kirby, Assistant County Manager

4) Special Exception Application 0645 K2 Development, LLC. and SE Application 0643 On-Farm Cabins for Agriculture Experiences

Staff was seeking clarification of the County's Land Development Regulations.

The following citizens offered comment:

- Ana Puig
- Carol Chadwick
- Kevin Gray
- Troy Crews
- Stew Lilker

Discussion ensued, no action was taken.

David Kraus, County Manager

5) Mediated Settlement Agreement with Falling Creek Properties, LLC. - \$185,000

Staff wanted approval of a Stipulated Settlement Agreement for property acquired by eminent domain for the Bell Street paving project. Construction of the project has been completed.

MOTION by Commissioner Williams to approve agreement. SECOND by Commissioner Murphy. The motion carried unanimously.

- 6) Application for Spring 2023 E-911 Board Rural Grant for our 911 System Maintenance & Support - \$110,702

Staff requested to apply for Spring 2023 E-911 Board Rural Grant for funding the 911 System maintenance and support.

MOTION by Commissioner Murphy to approve request to apply for Spring 2023 E-911. SECOND by Commissioner Williams. The motion carried unanimously.

- 7) Termination of Interlocal Agreement with the City of Lake City for Building Official Services

The City has issued a letter requesting termination of the Interlocal agreement for the County to serve as the City's Building Official upon the 180-day written notice.

The following citizens offered comment:

- Troy Crews
- Stew Lilker
- Paul Dyal

Discussion ensued, no action was taken.

- 8) RFP 2023-D - Bell Road Corridor Pre-Master Plan - Leotta Location and Design, LLC. \$65,000

The Board of County Commissioners accepted a grant to conduct a Pre-Master Plan for economic development along the Bell Street corridor. Only one firm responded to the RFP, which was Leotta Location and Design, LLC.

Stew Lilker offered comment

Jennifer Dubose offered comment.

MOTION by Commissioner Murphy to approve award to the only submittal and authorize contract execution. SECOND by Commissioner Phillips. The motion carried unanimously.

- 9) Approval of Economic Development Agreement – Project #21-30

Staff requested approval for the changes of the Economic Development Agreement with Project #21-30 which was initially approved by the Board of Commissioners in the regularly scheduled meeting held on December 1 2022; a cold storage distribution company wishing to construct a total of 140k square

foot, creating a total of 50 FTE and investing a minimum of \$20M on 19.5 acres of county owned property to be conveyed as incentive for the development.

MOTION by Commissioner Williams to approve the agreement as amended. SECOND by Commissioner Hollingsworth. The motion carried unanimously.

10) Approval of Economic Development Agreement – Project Illumination

On October 21, 2021, the Board of County Commissioners approved an incentive of a 75% tax rebate for eight years for Project Illumination, should they choose to locate in Columbia County. The company, Florida Power & Light has declared their intention to build this facility; an emergency response service center to be constructed in two phases on approximately 54 acres along CR 25A with a minimum capital investment of \$36M. Staff was seeking review and approval of the Economic Development Agreement between the County and FP&L.

MOTION by Commissioner Williams to approve the Economic Development Agreement for Project Illumination. SECOND by Commissioner Hollingsworth. The motion was carried unanimously.

11) Economic Development Agreement – United States Cold Storage

United States Cold Storage would like to expand their facility; investing over \$42M and creating an additional 50 FTE. On December 22, 2022, The Board of County Commissioners voted to authorize an incentive of 75% new property tax and 50% tangible property tax abatement for eight years.

MOTION by Commissioner Williams to approve the Economic Development Agreement with United States Cold Storage. SECOND by Commissioner Phillips. The motion carried unanimously.

12) Economic Development Agreement – Robbins Manufacturing

On November 17, 2022, the Board of County Commissioners authorized a tax abatement incentive for a local wood treating manufacturing company, Robbins Manufacturing. Robbins Manufacturing will be investing \$6.5M into an 18k Square foot treatment plant and 12k square foot kiln, creating a total of 22 new FTE and requested a tax abatement of 75% of improved property tax for seven years.

MOTION by Commissioner Murphy to approve the Economic Development Agreement with Robbins Manufacturing. SECOND by Commissioner Phillips. The motion was carried unanimously.

13) NFIMP Wastewater Treatment Plant – GMP #2 – Wharton Smith

WHARTON SMITH presented GMP #2 for the Wastewater Treatment Facility serving the NFMIP.

MOTION by Commissioner Williams to approve GMP #2. SECOND by Commissioner Murphy. The motion carried unanimously.

- 14) BA 23-42 & Resolution 2023R-13 - DEO Revolving Loan for NFMIP Wastewater Treatment Plant - \$8,000,000

DEO Revolving Loan for NFMIP Wastewater Treatment Plant for \$8,000,000

MOTION by Commissioner Williams to approve the Term Sheet. SECOND by Commissioner Murphy. The motion was carried unanimously.

- 15) RFQ 2023-B - Construction Engineering Inspection Services for Waste Water Treatment Facility ("WWTF") at North Florida Mega Industrial Park ("NFMIP")

During the Board meeting on February 2, 2023 the Board authorized Staff to negotiate with the highest ranking firm, Dewberry Engineers, Inc. They will oversee construction Engineering Inspection Services for the construction of WWTF and NFIMP. Staff has concluded the negotiations. The negotiations have been submitted and reviewed by Jones Edmunds. Jones Edmunds recommended approval of the attached Fee schedule. The estimated costs and fees are \$220,351.59

MOTION by Commissioner Murphy to approve Dewberry Engineers, Inc. for Construction Engineering Inspection for WWTF at NFMIP. SECOND by Commissioner Williams. The motion was carried unanimously.

- 16) Work Shop On Monday 6th, 2023

Commissioner Hollingsworth offered comment.

Open Public Comments and/or Questions:

Members of the public offering comment were:

- Nancy Turner
- Terry Rasmussen
- Stew Lilker
- Ana Puig

Staff Comments:

None.

Commissioner Comments:

None.

Adjournment

There being no further business, the meeting adjourned at 12:28 a.m.

ATTEST:

Rocky Ford, Chairman
Board of County Commissioners

James M. Swisher, Jr.
Clerk of Circuit Court