

Columbia County
Board of County Commissioners

Minutes of
May 18, 2023

The Columbia County Board of County Commissioners met in a regular scheduled meeting in 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 followed.

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

- Item #9 moved up to beginning of meeting
- Emergency Housing program update

Deletions:

None.

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

Proclamations

- 1) Proclamation 2023P-07 – National Police Week – May 14 – May 20

The Board of County Commissioners of Columbia County Florida proclaim the week of May 14 – May 20 as “National Police Week” honoring law enforcement officers, past and present, who, by their faithful devotion to their responsibilities, have rendered a dedicated service to their communities, and establish a reputation for preserving he rights and security of all citizens.

MOTION by Commissioner Williams to approve Proclamation 2023P-07.
SECOND by Commissioner Murphy. The motion carried unanimously.

Commissioner Ford

- 1) Appoint Commissioner to attend Utility meeting

The County has been invited to participate in a multicounty meeting to discuss potential utility cooperation opportunities. Each County has been requested to send one County Commissioner and the County Manager. The meeting will be held May 24, 2023.

MOTION by Commissioner Williams to appoint Commissioner Ford as chair.
SECOND by Commissioner Murphy. The motion carried unanimously.

Antonio Jenkins, Guardian CRM

- 2) Emergency Housing Program

Update was given on the emergency housing program.

Presentation of the Board not requiring Board Vote or Action

Thomas Brazil, 911 Communications

- 1) INDIGITAL 911 phone lines

County's current 911 lines operated by AT&T are old copper lines that AT&T is phasing out. INDIGITAL provides fiber lines for the 911 system and is used by neighboring counties. This will be funded as an E-911 Board Grant in the Fall 2023 grant cycle.

MOTION by Commissioner Williams to approve to begin planning and contract talks with indigital for hosted 911 call processing solution. SECOND by Commissioner Hollingsworth. The motion carried unanimously.

Public Hearings

Troy Crews, Building & Zoning

- 1) Ordinance No. 2023-05 – (" Comprehensive Plan Amendment") CPA 0243

The public hearing opened.

Louise Munoz offered comment.

The public hearing closed.

MOTION by Commissioner Williams to approve Ordinance No. 2023-05.
SECOND by Commissioner Murphy. The motion carried unanimously.

Joel Foreman, County Attorney

- 2) Resolution No. 2023R-22 - Adoption of Crews and Tice Petition for Vacation of a Portion of SW Honer Lane - District 5, Commissioner Murphy

Brad Crews and Michael Tice have petitioned to vacate a portion of SW Honer Lane. The portion of the road for which vacation is requested is bounded to the north by Crews' property and to the south by Tice lands. The road is a dead end. It does not appear the portion to be closed provides access to any other lands, although it does appear possible to access one parcel to the west of the dead end.

The public hearing opened.

Michael Tice offered comment.

The public hearing closed.

MOTION by Commissioner Murphy to not adopt Resolution No. 2023R-22.
SECOND by Commissioner Phillips. The motion carried unanimously.

Consent Agenda:

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

- 1) BCC Administration - Resolution No. 2023R-20 - River Rise Boat Ramp Improvement Program
- 2) BCC Administration - Resolution 2023R-21 - Anti-Fraud, Waste, and Abuse Policy
- 3) BCC Administration - SHIP Lien Assignment Agreement - Suwannee County
- 4) BCC Administration - May Budget Workshops
- 5) Building Department - Permit Fee Refund Request - Permit #46949 The Contractor Requested Permit for the Wrong Parcel. A New Permit Has Been Pulled for the Correct Parcel.

- ~~6) Zoning Department - Special Family Lot Permit - Kendall Barry~~
- 7) Public Works - FY23/24 Small County Consolidated Solid Waste Grant Application
- 8) Public Works - Utility Permit - Duke Energy to Remove and Replace a Pole on 160 SW Centerville Road
- 9) Public Works - Utility Permit - Duke Energy to Remove and Replace Pole on 3183 SW Centerville Road
- 10) Finance - Bills and Vouchers - 5/10/23 - \$2,809,847

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

Discussion and Action Items

Joel Foreman, County Attorney

- 3) Resolution 2023R-23 – Support of the Columbia County Tax Collector and Columbia County Property Appraiser with Respect to Residential Private Assessment Clean Energy (R-PACE) Loans

The Board directed this office to object to PACE loans, and to prepare a resolution in support of the Tax Collector and Property Appraiser. Those offices have made it clear, their intentions not to recognize these loans as valid assessments against property. The resulting dispute will involve Columbia County as well as counties across the state, that either prohibited R-PACE lending or separately restricted R-PACE lending to a more limited program than the one Florida PACE Funding Agency is employing in their counties.

MOTION by Commissioner Hollingsworth to adopt Resolution 2023R-23. SECOND by Commissioner Williams. The motion carried unanimously.

- 4) Animal Services Contract – Lake City Humane Society - \$375,750

The County will be providing the enforcement of Animal Control ordinances and laws beginning October 1, 2023. The contract with the Lake City Humane Society (LCHS) allows the County to set up offices on the LCHS property with the LCHS providing support and animal care to the dogs and cats in the custody of the County. The primary impact will be in FY 2023-2024, funds are available in the current fiscal year for the creation of the offices and purchases of initial equipment. LCHS has requested to split the cost of the survey and permitting of the retention pond from current funds and not from the contract price.

Louise Munoz offered comment.
Roy Armstrong offered comment.

MOTION by Commissioner Williams to approve contract with Lake City Humane Society. SECOND by Commissioner Hollingsworth. The motion carried unanimously.

Kevin Kirby, Assistant County Manager

5) RFP 2023-K – Appraisal Consulting Services

On May 2, 2023 three (3) submittals were received in response to RFP 2023-K. Bids were opened and tallied on May 2, 2023; all bids were determined to be qualified meeting all of the required specifications.

MOTION by Commissioner Hollingsworth to award Candler Moses & Associates, Cushmann & Wakefield, & CBRE Valuation and approve the Agreement for Appraisal Consulting Services Agreement. SECOND by Commissioner Murphy. The motion carried unanimously.

6) Bid No. 2023-03 – Melon, Royal, and Emerald Lakes Roadways

On May 8, 2023 four (4) qualified bids were received for the above reference bid. Bids were opened and tallied on May 8, 2023; all bids were determined to be qualified meeting all of the required specifications.

MOTION by Commissioner Hollingsworth to award Florida & Grading, Inc. and approve Construction Agreement. SECOND by Commissioner Phillips. The motion carried unanimously.

Chairman Ford turned the meeting over to Vice Chair Williams.

David Kraus, County Manager

7) Request for Incentive – Project No. #23-4

Project #23-4 operates a construction technology and solutions company and is looking for a location for a new rental store to service the Lake City market. This store would facilitate rental of construction equipment and assist in deploying and servicing proprietary construction, software across the fleet, as well as other contractor's fleets in the market. The company is committing to:

1. Conducting due diligence on a 6-acre parcel which will generate an approximate \$4-5m investment in real property/construction costs.

2. Approximately \$20-30m investment in the rental to the market to help support the construction industry. 3.15-25 employees with salary ranges from around \$19-45/hr with full benefits. Total payroll would depend on the success in the market as jobs would scale based on sales.
4. Company anticipates generating \$300k-\$750k in sales revenue monthly. During its regular meeting on Wednesday May 10, 2023, the Economic Development Advisory Board reviewed and approved a rebate of 75% New/Improved Property and 50% of Tangible Property taxes for six (6) years based on the eight (8) points awarded on the Business Incentive Guidelines.

MOTION by Commissioner Hollingsworth to approve the tax rebate incentive of 75% New/Improved Property and 50% of Tangible property for 6 years as recommended by EDAB. SECOND by Commissioner Murphy. The motion carried unanimously.

- 8) Reclassification of Position – Community Development Coordinate to County Planner

Reclassify the Community Development Coordinator to County Planner. Pay grade remains the same. Staff is restructuring the position to assist the Department Head with the supervision of the Planning and Zoning Department.

MOTION by Commissioner Hollingsworth to approve reclassification of the Community Development Coordinator position to County Planner at the same pay grade and authorize the revision of the general pay grade schedule accordingly. SECOND by Commissioner Murphy. The motion carried unanimously.

- 9) Study of Public Safety Communications Coverage in Schools – Motorola - \$20,000

The County has been working with the Columbia County School District, the Sheriff's Office, Fire and EMS on communications coverage for public safety, first responders in the schools. In some of the schools, Law Enforcement, Fire and EMS lose radio signal and cannot communicate with dispatch and other units/agencies, making incident response potentially dangerous. The group have currently analyzed four schools and is preparing an RFP to provide the additional equipment needed. The School District requests for the County to split the cost to study/ analyze the radio coverage in the remaining schools. The cost to the County would be \$20,000.
Joshua Garner offered comment.

MOTION by Commissioner Hollingsworth to approve the BDA. SECOND by Commissioner Murphy. The motion carried unanimously.

10) Columbia County School District Surplus Property

The Columbia County School District has declared the building at the Fort White Elementary School known as "The Fort" as surplus effective summer of 2024. It is a historic building currently used for classrooms that will not be needed after the completion of the District's expansion of Fort White Elementary School. The District is interested in donating the building to Columbia County if the County has any interest.

MOTION by Commissioner Murphy to pursue the building without spending any money on it. SECOND by Commissioner Hollingsworth. The motion carried unanimously.

Open Public Comments and/or Questions:

No public comment was made.

Staff Comments:

CM Kraus mentioned that the City of Lake City voted to terminate the Interlocal agreement on the building inspector. Also, there is no longer a TDC director and there needs to be someone to replace the position. CM Kraus' recommendation was to hire a "head hunter."

Commissioner Comments:

None.

Adjournment

There being no further business, the meeting adjourned at 6:47 p.m.

ATTEST:

Rocky Ford, Chairman
Board of County Commissioners

James M. Swisher, Jr.
Clerk of Circuit Court