

AT A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS HELD IN AND FOR GADSDEN COUNTY, FLORIDA ON JULY 20, 2010, AT 9:00 A.M., THE FOLLOWING PROCEEDINGS WERE HAD, VIZ.

Present: Eugene Lamb, Chair, District 1
Doug Croley, Vice-Chair, District 2
Gene Morgan, District 3
Sherrie Taylor, District 5
Nicholas Thomas, Clerk
Deborah Minnis, County Attorney
Johnny Williams, County Administrator

Absent: District 4 Seat - vacant due to the resignation of former Commissioner Brenda Holt

CALL TO ORDER

Chair Lamb called the meeting to order and called for a moment of silent prayer prior to leading in the pledge of allegiance to the U.S. flag.

AMENDMENTS TO THE AGENDA

ADDED TO CONSENT AGENDA: 10A: Award of Bid Award for River Road and Ochlockonee River Road (Resurfacing) and Notice to Proceed

UPON MOTION BY COMMISSIONER CROLEY AND SECOND BY COMMISSIONER TAYLOR, THE BOARD VOTED 4 – 0 BY VOICE VOTE, TO ADD THE ABOVE ITEM TO THE AGENDA AS STATED ABOVE.

APPROVAL OF THE AGENDA

UPON MOTION BY COMMISSIONER CROELY AND SECOND BY COMMISSIONER MORGAN, THE BOARD VOTED 4 – 0, BY VOICE VOTE, TO APPROVE THE AGENDA AS AMENDED ABOVE.

AWARDS, PRESENTATIONS AND APPEARANCES

1. Possible License for Use of Space in the Gadsden Memorial Hospital Building

Michael Glazer, Deputy County Attorney spoke to the board regarding the former Urgent Care space.

Glazer:

Good morning, Commissioners. I want to give you a little update on the efforts to try and lease out some of the space in the hospital building. I was hoping that I would actually be able to present an agreement to you this morning, but we are not quite ready to do that, but I did want to tell you what we are doing and get some guidance from you. If you have any questions or concerns, we can build those in as we move forward.

As you recall, we had the former Urgent Care space in the old hospital building and we would like to use that for medical office space. Through the work of Capital Regional Medical Center, there is one physician – I guess the best way to put it is, “The physician is nibbling at this point.” We have prepared a draft of an agreement. That physician would be a specialist. They have asked that I not disclose who it is other than to let you know that it would be a specialist coming to town. They will probably only be coming for a couple of days a month to start and kind of build up slowly. However, it is a start.

We have looked at that space. You are already incurring costs for that space now. It is not a lot, but you have to keep it minimally air-conditioned. You have to keep it clean so that there is not mold or mildew growing in there. Therefore, there is already some expense even though it is empty. What we have looked at is to try and figure out what the expense of that be and how much would we have to charge to try to get a physician in there. Obviously, if a physician is using the space only a couple of days a month, it is not fair to ask them to pay 100% of the cost, but you do want to be able to try and recoup some of your costs there. Our best estimate at this point is that we are probably looking at somewhere in the range of \$1300 to \$1500 per month in costs for that space if it is being used on an infrequent basis. Obviously, if we can get more people in there, actually, your cost goes up, but your revenue goes up as well. What we have suggested in an initial proposal to one physician is that we are looking at charging in the range of \$150 per day with a minimum of two-day rental. Again, I do not have a response back yet to see if that is fair or what kind of usage there might be. That would be something to put out there on the table.

What we would be providing is the space; we would be providing the utilities. It will be a turnkey deal. They can just come and bring their files and see patients. We would provide space, utilities, cleaning. Again, we are doing that anyway. About the only thing that we would have to add that is not there now is a phone line and an internet line. They are not big expenses. We probably would have to have some arrangement to clean up any biohazardous waste. However, that should not be more than a little bag now and again. The people that do that are already coming out to Capital Regional anyway. Those are small expenses.

We would probably still make available the entire Urgent Care space. Frankly, it is more space than one physician probably needs. However, we actually looked at trying to divide it. At this stage, it would cost more money to do that. Since we do not have a lot of interest yet, we do not think that is worth recommending the cost of trying to divide it. We will just let them use it.

The other thing, too, is in our initial proposal; we are trying to build in a fair amount of flexibility into it so that it can be cancelled by either party on short notice. Therefore, if we get more interest, we can be more flexible. If it is not working out, they can leave as well. We are trying to be very user friendly.

That is really my report this morning. What I wanted to see is if you all are O.K with the direction that we are proceeding in and if you have got questions and comments. It would be nice to see if we could see attract a specialist or two into town. I hope that that will continue to build as we ramp up.

I am open to questions.

Lamb:

I do not have a problem with what you all are doing. I support what you are trying to do because you are trying to get more people into the facility. That is what it is there for. You are trying to get people there at a good price so that we can at least afford them coming there. So, I support what your effort 100%.

Commissioners?

Commissioner Croley?

Croley:

Good morning, Mr. Glazer. What type of marketing effort are we doing to reach out to the specialist? Do we have any type of real estate representation, leasing agents involved to try to mail out and let them know what is going on? How is that being handled?

Glazer:

Not at this point. We need to talk about doing that. Mr. McMillan has been out of town as you know and when he gets back, that is something he and I need to visit some more about. This first lead has come to us through Capital Regional. It is a physician that they have brought to us. That is probably going to be some of the best way to do that. Physicians who already have some affiliation with them. But, we do want to look at doing that. At the moment, we have been focused on getting a document together that works. That is the next step.

Croley:

We hear some representations in the community that we are paying this outrageous amount of monthly bills for utilities. Clarify that for us, please. I see Mr. Collins is here. He might join you if it is necessary.

Glazer:

Here is the deal. The minute we signed the lease with Capital Regional Medical Center back in March, they immediately started paying 50% of the utility bill for the hospital space. Remember, the hospital space is about 2/3 of the building. When the hospital opened, they took over and are now paying 100% of the utility cost for that space. We pay them a very, very minor amount because actually some of the air-conditioning from there is used for space that is still storage. However, Mr. Collins has the building set so that in the area that is not being used, in other words, the area that the county is paying for is minimally conditioned. You are talking about a bill in the hundreds for 30,000 plus square feet of space. It is not much money at all. So, he is being extremely efficient. In fact, he is actually working with Capital Regional to help them get their utility bills down in the hospital space. So, what you are paying for that space now - Well, you are not paying at all for the hospital space. The amount you are paying for the other space is very minimal just to keep it in a state where it is not going to grow mold and mildew and cause a lot of other problems and potential health hazards. That is about it.

Croley:

Thank you.

Lamb:

Just to add to what he is saying, percentage wise, Capital Regional is probably paying more than 75%, if not 90% of the utilities.

Glazer:

Over 90%. Yeah, plus probably, but easily 90%.

Lamb:

Come up, please, Mr. Clyde.

Collins:

The other 33,000 square feet that we have there – our bill last month (and that was part of month that Urgent Care was still open) was \$650.00 for the 33,000 square feet.

Glazer:

That is compared to \$20,000 for the hospital.

Collins:

Yeah. Capital Regional's bill was \$27,000 last month. I am working with them trying to get theirs down. Well, they had everything jacked wide open. Now, we are trying to throttle everything back.

Lamb:

I think the reason that he wanted you to verify that is because there is a lot of false information that is out there in the public. They are saying that the county is paying over \$10,000 in utilities and so forth.

Collins:

Well, whenever we were under construction, it was running about \$6,000 per month. There was one month that it was \$12,000 right before they took over. We had jacked everything wide open just to see how it would run. But, \$12,000 was the most that we have paid.

Glazer:

And that was highly unusual.

Collins:

And, Capital Regional paid ½ of that. So.

Morgan:

Mr. Glazer, thanks for your report.

If I am doing the math right, we are looking for a physician who will agree to be there about 10 days out of the month and we would be at a breakeven point. Is that about right?

Glazer:

If we are able to get that \$150.00 per day, then 10 days a month is probably break even for us. If you figure that you've got 20, 21, 22 business days per month, you might actually even make a little money. Now, your cost will go up if we were to fill it up. We will have higher utilities, higher cleaning bills. So, that is kind of where we are. Again, I don't know. It is a number that we are going to have to negotiate. I don't know whether we can get that or not. I just don't know yet.

Morgan:

You have dealt with a lot of hospital re-openings and negotiations and that type thing in the past. Is the first specialist to come to a hospital like in our situation – is that usually the hardest one to get here and does that generally lead to additional types of specialist showing interest if that works out?

Glazer:

Sure, in a rural community, it is going to be a very slow and tentative startup. That first person who is willing to dip their toe in the water is the hardest one. Then, and you are still looking at part-time people in the specialist community in the early phases. People aren't likely to set up a full time practice right off the bat. You now, that would be a huge business risk, particularly in a community that has been without a hospital for so many years. I am not particularly bothered; in fact, I am kind of encouraged by the fact that we've got a specialist this early in the game that is expressing some interest. Remember, we are still only a month into it.

Morgan:

And, HCA – our affiliation with them – certainly, they have a network of folks that will help us with what Commissioner Croley was inquiring about in our advertising – That we are looking for potential relationships with specialists.

Glazer:

Absolutely and they have every incentive to do so. While I think Commissioner Croley is correct in saying that we ought to do a little bit of marketing, the reality is that I think that is where most of our leads are likely to come from.

Morgan:

Last question. Whoever that we are going into a partnership with; they are obviously going to accept the major insurances so that will be a benefit to most of our citizens.

Glazer:

The document we actually have drafted is a quite extensive - we don't even call it a lease, we call it a license agreement, but they would have to agree to provide adequate insurances to indemnify the county. There are a lot of protections built into it. And, of course, we are not going to do anything until we have actually presented that agreement to you for your review and approval.

Lamb:

Commissioner Taylor, do you have anything you want to say?

Taylor:

Just a – my question is more a budgetary kind of question about you. The idea of renting space seems to be a minimal task, not very much entailed there. So, how long are we looking to continue your services during this fiscal year? I am kind of –

Glazer:

I serve at your pleasure, so when you tell me to go, I go. But, here are the major tasks that are still left.

Taylor:

That is my question. What hurdles are still there and are we still within our budget with you and are we looking at thing for the fiscal year? As you know, we are preparing the budget and if we need to carry it on into next year, then I need to get an idea.

Glazer:

As far as I know, we are still within a budget. I am still charging my time, other than when I am actually doing work – for example – if I am stepping in for Ms. Minnis, my time is charged to the commission. My time goes to the GHI budget as far as I know and I talk to Mr. McMillan about this on a fairly regular basis. We are still well within the amount of money that he's got left.

The major tasks that are left: Preparing this agreement has actually been more of a chore that we thought. The first draft of the document is almost 20 pages and it is quite extensive. We actually got the template from HCA, but it is designed to make sure that we protect the county. The big projects are this, you know, trying to help to get that big space going. The other big project is that we have to deal with all those files, those medical records. I am working with the bankruptcy lawyer. Frankly, you will see some bills from them. Exactly how that is going to progress - it is too early to tell. It just depends on how much push back we get from Ashford and their successor. But, that is the other big project that we will be working on over the coming months. Other than that, it is just helping as need be to kind of make sure that things keep rolling. My work has dropped off dramatically since June.

Taylor:

Again, the reason that I am asking this line of questioning is because we are getting ready to get into our budget hearings. Obviously, this is a line item in itself – the GHI board. We need to know if we need to put in additional dollars or if that is a way we can see savings in that line item.

Glazer:

I think there will be significant savings. If you compared last fiscal year, it is going to be dramatically less. I think there will still be some expense, but I think it is going to be a whole lot less. Actually, I think one thing that you will need to decide is – up to now; we have funded my position all through the GHI board. Whether you want to continue to do it there or just make it part of the legal budget for the county.

Taylor:

You think that your services will be an ongoing service throughout the history of the hospital?

Glazer:

I think it will be a periodic service throughout the history of the hospital.

Taylor:

That is understandable inasmuch that we don't want it to come to the point that it did in the past. Now, scaling back. Thank you for that information. I hope I didn't put you on the spot, but scaling back now to the rental of the space there.

You are talking about using the Urgent Care for this physician that you are looking at bringing in. I know that at one point in time, we also discussed that the EMS will come out of that place. And, I thought that they were looking at that portion for it because of the size. Obviously, we will be able to get in more per dollar wise than had we did it with a physician. Where I am going is – Is there any other space out there besides that particular location that the specialist might be interested in? \$150 per day for two days a month just doesn't prop my hat up on my head and make me want to throw that out there. I had rather see EMS in there and the dollars that I know that we can save by not paying utility bills over there, insurance over there, and I don't know if they have a line item cost where they pay them, but it looks like to me we could maximize our costs if we had them in that spot. Then, put the doctor in a much nicer area that hasn't been used. I am just asking that question. Is that a possibility?

Glazer:

It is a fabulous question, Commissioner. It really is. Let me tell you because we have talked some about that. I won't say from the beginning, but for some time now, we have talked about trying to move EMS over there. Frankly, Capital Regional would like nothing better than for EMS to be out there as well.

Here has been the thinking of myself, Mr. McMillan, Mr. Lawson, who has been working a lot on this, and Clyde and others. That is that we wanted to go down this road to see what kind of interest we could generate in that Urgent Care space to lease it out. We are kind of still in that. The goal is to move EMS out there at some point if we can. Here is the rub. While there is a lot of other space out there, the other space that belongs to the county is unfinished space and you will have to spend a bunch of money to get it put together.

Now, one of the things that we have thrown out is just an idea. Mr. Collins has talked some about this, too. You've got a lot of land out there. If we can generate a lot of interest in that Urgent Care space, and we think we ought to give it a little bit more time, and make that productive physician space, then you have the option of either renovating other space in the building for EMS or potentially, it may be even less expensive to put up another building out there. They don't need a very fancy building for EMS. No offense, Chief Crum. But, we have talked about that as another option. So, I guess the best answer to your question is that all of this is being talked about. We invite you to ask questions. I realize that as you get into budget cycle, it is probably even more important to thinking ahead about that. But, at the moment, trying to use other nonhospital space will be expensive because of the renovation cost.

Taylor:

O.K. This is my last question and this might be a question, Mr. Administrator, for Clyde. I am a little confused. My understanding when we paid the amount of money to get the hospital renovated that

the rooms that were not completed – it would be minimum to get them completed. It is supposed to be just walls and the dropping of a ceiling. Air-conditioning ducts, utility wiring, and everything has been placed there. So, when you said a moment ago that it will be expensive to complete some of those rooms that are shelled in at this time, kinda is backward because that is not what I was told initially. That all we would have to do was to come in at a minimum cost and put these rooms in.

Glazer:

Let me clarify that for you. Let's assume and you correct me if I am wrong. Let's assume that the building is 70,000 square feet just to use round numbers. About 44,000 of it belong to the hospital. That is the space you renovated. It was renovated at two levels. One is fully finished out and that is the space they are using. Then a small amount of it is what we called the "shelled" space where you could add additional rooms later. But, that is still part of the hospital. We have leased that space to Capital Regional. It does not belong to us to use right now. Then you have another 25 – 30,000 square feet of building that was never touched. It was not renovated at all. The money that was spent was only to renovate what I call now the hospital portion of the building. So, that space consists of both Urgent Care, which wasn't renovated, and it consists of what now looks like a bunch of storage space. So, the only shelled in space is a small amount of what is now the hospital and has been leased to HCA and it is not really available to us to use to put EMS there.

I am sorry if that was confusing. That has been the way it was since before I was the county attorney.

Taylor:

We did pay, from my understanding, some thousands of dollars to the former contract, not Childers, to do that Urgent Care. My understanding was that there was some renovation over there. The new cycle that they are in now. Yes, some dollars were paid there because that was the initial project – to get that Urgent Care. Am I correct?

Collins:

We did and we actually painted.

Taylor:

Excuse me for just a second. I don't mean to belabor this and I apologize if it is frustrating you. I am getting a little confused, so I am looking for clarity.

Collins:

Yes, we did renovate Urgent Care to move the Urgent Care facility. It was actually the old emergency room at the other end of the hospital. We move them down there where it was the old labor and delivery room and made it the Urgent Care. We did go in there and repaint, put some doors in, put some windows in and things like that for Urgent Care to move into. That space is sitting there right now and that is what he is talking about trying to rent out.

Glazer:

If you went in there, it looks like a medical office.

Taylor:

It does. I have been in there before. I took the grand tour. We had the ribbon cutting there. So, you are saying that there is still about 25,000 square feet that has not been touched.

Collins:

Hadn't been touched, right. It has been cleaned and abated and it is ready to go back, but we haven't done anything to it.

Taylor:

There is no air-conditioning?

Collins:

Yes, there is air-conditioning there.

Taylor:

There is air-conditioning and there is electrical?

Collins:

Yes.

Taylor:

And the 25,000 square feet that was originally told to us that it wasn't touched.

Collins:

Well, we had the old in there – that is what we have done. What we have done is separated it from the other hospital. The on e big air-conditioner that is in there right now, Capital Regional is paying for and we pay them every month just a little bit to run minimum air-conditioning to keep the mold and mildew out.

Taylor:

I we wanted to lease that space, it is expensive to go in and renovate that 25,000 square foot?

Collins:

It would be kind of expensive, yes.

Taylor:

Not the entire space, but as we lease it out?

Collins:

Well, it would be like a wing at the time.

Taylor:

That is it.

Glazer:

And, when you get to the point where you want to seriously think about moving EMS, the thing to do would be (I hate to use the word "commission as study" , but that is kind of what you have to do

and look at your different options. Is it going to be cheaper to actually put another structure on that property because we have plenty of land, or do you want to renovate some of that space?

Taylor:

I don't see building another building when we have space there available. I happen to lend agreeance to one of the commissioners' comment about the fact that we are getting beat up pretty bad in the public on the amount of money that was spent out there. WE were defending ourselves by simply saying that it was completely done and it would be just a matter of ripping into walls. To hear differently this morning is kind of throwing me back just a little bit. But, thank you. Thank you very much.

Lamb:

Commissioner Morgan?

Morgan:

Thank you, Mr. Chair. Couple of things. I think that it is really healthy that we are having conversations because we do need to have plans in place as we grow. But, the reality of it is that we just got the baby on the diaper or the diaper on the baby, however you want to look at it. I guess it could be argued either way. I think that a year from now, we are going to have real numbers where we can go back and see if we are being successful and we can look and see how we want to move forward when it comes to larger dollars.

Some clarity to the issue. I remember back when we were discussing this. We talked about finishing these different areas out in the hospital. When you look at it relatively, when you are talking about \$13 to \$16 million renovation project, it is much less dollars that you are talking about to finish these things out. I believe, and you may want to correct me, Mr. Glazer if I am wrong, but I think that we were very wise in the way that we have moved forward so far so that it does allow for reasonable growth at a reasonable cost rather than sinking in a lot of money where there may be a waste. We don't really know what it will do. So, rather than paying out a bunch of consultanting fees and having eight different sets of Proformas that we looked at a couple of years ago, we are going to have the real data in place one year from now.

Glazer:

One of the things that you have heard me talk about over these many months is the concept of flexibility. What we have tried to do is maintain as much flexibility in that space as we could. One way to do that, because none of our crystal balls are prefect, we don't know what it is going to look like six months or a year from now. And, so rather than going in and trying to finish out a bunch of space only to find out that is really not its best use. Now, what we have done, we have tried to take it slowly, not to mention the fact that there really hasn't been any more money anyway.

This stuff isn't easy. I understand how people in the public might get confused about how monies are being spent, but I think that when you look at the actual facts, you see that it has been done in a fashion that is designed to focus on what is realistic at the time. Again, before we were involved, the then commission had committed to spend \$10 million to renovate a portion of that hospital. So, you have kind of made that commitment that you were going to put that part of the building in

place to be a hospital. You then had to go in and find an operator and try to make it a reality once. But, once that commitment was made, the die had been cast and either you were going to reopen it as a hospital or you weren't. Fortunately, we have been able to get if to a point where it has reopened. But, you still have the flexibility in the rest of the building to do other things like EMS, like physicians, like things that we haven't even thought of yet.

Lamb:

O.K. Commissioner Croley?

Croley:

Alright. Mr. Glazer, before this street committee takes some portion of what has been said here and starts inflaming it that the building has not been completely renovated or properly renovated, I know this is your presentation, but, Mr. Collins, will you please come back up to the podium with him. Short answers are usually the best ones, but in this instance, let's make sure that we understand that you've got a hospital facility that you have referenced, Mr. Glazer that is under lease with shelled space that can be easily converted into additional rooms as the need arises, as the customers demand, and as opportunity presents. You are nodding your head, "yes," – is that correct?

Glazer:

Correct, that is correct.

Croley:

Alright. Then, we have an Urgent Care facility or the former Urgent Care facility that was renovated to a certain degree to be used as Commissioner Taylor has referenced for either medical offices or perhaps for some other use such as EMS or whatever. Then you still have this additional space that the interior has not been finished out. Is that correct?

Collins:

That is correct, yes.

Croley:

So, the interior can be finished out for whatever the purpose of need might arise. That, of course, is dictated - that need or that use will dictate the degree to which it is finished out. Then that need will determine what the cost will be, dependent upon who is going to use it.

Collins:

By whoever leases the space.

Croley:

So, if you put EMS out there, that cost might be "X" and if you put more physicians' offices out there, it might be "Y." It just depends on the actual situation is going to be. But, the building itself, the roof is secured, the environment is secured. We don't have a mold issue. We don't have contamination issues. It is just there as a resource that the public owns for whatever future opportunities may arise.

Collins:

It is still in Capital Regional's part of it, they still have room to put the other beds in there. We've got everything done, we just need the sheet rock and the beds to put in it. Then you have a clinic over there that we have renovated. All they've got to do is get it in. Then there is a rehab center that was going to be put in there. All that stuff is in and ready to go. We've just got to put the walls up.

Croley:

So, we just don't want to leave anyone with the impression or at least an opportunity to make a claim, Mr. Chair, that somehow the building has not been properly tended to.

Lamb;

Mr. Glazer, thank you very much for your report and bringing us up to date on where we are now. It was a very good observation that you made on Capital Regional and well as Health Care of America that the doctors who will come down, we need to be communicating with them and have some kind of relationship with Capital Regional. That way, things will work much better when you've got doctors who come that Capital Regional knows about. I think that is the way to go.

Taylor:

Mr. Chair, did he need any direction today from us?

Lamb:

Do you need any kind of direction from us today?

Glazer:

Unless you have any specific questions or comments about the basic outline of the arrangement that we are progressing, then I think I am good to go.

Lamb:

That is what I thought. We are in agreement with you and the steps that you are taking and the way that you are going. I have no questions. Does anybody else have questions about the way they are moving?

O.K. Thank you very much.

1. Purchase of Current Tax Collector and Property Appraiser Office Building at 16 South Calhoun Street, Quincy, FL

Tax Collector Dale Summerford:

Good morning, Mr. Chair and Commissioners. I am here to bring forth a concept regarding the purchase of the building that we currently occupy. As you are probably aware, the county has been leasing this property since 1973. There have been a couple of opportunities in the past to purchase the property, but it just hasn't worked out for various reasons. We are in a situation now that I believe that it makes good business sense to move forward with this purchase.

As you know, my office and the property appraiser currently occupy that location. We are paying now, the county is, rent to the tune of about \$3800 to \$3900 per month. Probably for the first 25 or so years that the county leased that property, they were getting a very good deal in terms of the lease payments, but as property values increased in our community, the landlord saw the need to go up on the rent a couple of years ago. So, we have been paying that amount for the past couple of years.

We definitely want to remain at that location. We feel like the location is a good central location in the city of Quincy. It is easily accessible by the public. In the business that I am in, in terms of the volume of customers that I have to service, accessibility is very, very important. We feel like that the property presents itself as an opportunity to expand should the need arise in the future. I have hinted in the past that my office is going to be taking over the driver's license services from the State of Florida. That has been up in the air, but I can report this morning that that is going to happen by 2015. The Legislature passed a bill this past session that transitioning the entire program from the Department of Highway Safety and Motor Vehicles over to the local tax collector. You have tax collectors in some counties that are currently doing drivers licenses. I have stayed away from it, to be honest with you, for various reasons. But, it is going to be coming our way. If I don't take it over, the State will move it out and we won't have a driver's license office. I mean, that has been happening in several of the counties throughout the state. Of course, the tax collector has been put in the position to take up that responsibility.

Another thought, in terms of expansion, is that both Mr. VanLandingham and I and Clyde Collins have had some informal discussions about the possibility of moving the county building department down there close to us. They don't interact with my office very much, but they certainly interact with the property appraiser. We feel like there is room at that location for that expansion. Of course, this purchase also includes the corner lot. If you remember, there was an old gas station that used to be there. It was torn down a couple or three years ago.

We are here today to ask you mainly for direction in terms of moving forward with negotiations with the landlord. One of the things that I know will have to happen is that the county is going to have to have that property appraised. That has not been done officially. I think that is probably the first step as we get into the negotiation process.

In terms of the financing or the purchase of the property, the landlord has offered to finance that property for the county. The interesting thing is that the mortgage payments will be almost exactly what we are paying in lease or rent payments currently. The only additional stipulation is there is a request that the county make a \$50,000 annual payment toward the principle until the amount is paid in full.

The proposal came forward a couple of years ago and I came before the previous board. The asking price at that time was \$470,000. Honestly, I don't know what it is worth at this point. We will know once that appraisal gets done and then we can move forward. But, the landlord is very interested in selling. We are very interested in remaining down there at that location. So, I would like to ask for some direction, whether it be to appoint the administrator to start negotiations with the landlord or a committee of myself, Clay or Clyde, or whoever. It doesn't make any difference, but I just want to start moving forward because the opportunity is there.

Lamb:

Dale, I know you came before us before just like you said. I know that you know the landlord pretty good because you have been dealing with them now for years. This is something that you and Clay would like to see done. I don't have a problem with it. I know that it will be headed up by the administration here, but I would like, if this board sees it that way, I would like for you and Clay be a part of the negotiation. You might even be the main negotiators and bring back a proposal to us after the appraisal and everything has been done. I would like to see it done. This is something that I know that you and Clay have been trying to do for some time now.

I would like to hear from our other commissioners to see how they feel about it.

Commissioner Taylor or Commissioner Croley?

Croley:

Thank you, Mr. Chair. Good morning, Mr. Summerford and Mr. VanLandingham back there and Mr. Gray from real estate.

I am aware that we have been paying lease payments on this building for many years. You could have bought it many times over as you have frequently pointed out. It is a very convenient space. I am sitting here thinking about that some folks are going to say, "Well, you should use some of the space in the hospital building." But, really and truly, it is like apples and oranges as far as those types of resources. You've got a facility there that is set up already for what you are doing. So, I concur with Chairman Lamb about the merits of the effort.

I would like to ask, Mr. Chair, that if this board is willing to entertain this idea further that any committee consist of the administrator, of course, Mr. VanLandingham, Mr. Summerford, but I would also like to ask that Clerk Thomas as the chief financial officer, since money is involved in this matter, to either he or his representative be involved as well.

Lamb:

Yeah, anytime we have money issues.

Croley:

I think that when it is about money, we need to have him looking at this as well.

Now, I am going to say this. You are going to have to come up with a real good deal.

Summerford:

We hope so.

Croley:

Well, I know so, on my part. So, anyway.

Summerford:

On a lighter note, you were mentioning about moving to the hospital – as much as the Legislature went up on the motor vehicle fees, I probably need to be down the hall from the emergency room.

(Laughter)

So, that does make some sense to me.

Lamb:
Commissioner Morgan?

Morgan:
Thank you, Chairman Lamb.

Dale, you are going to have driver's licenses. Can you make better pictures on our driver's license for us than we get now?

Summerford:
I can't guarantee that.

Morgan:
The only question I had is that it seems to me like – if it a fair purchase price, it makes very good sense financially to do it. The only thing that I may not have seen in the write up was the current maintenance costs and the upkeep of the building. Has that been significant throughout the years. Is that on the tab of the county or the person who owns it now?

Summerford:
That has been on the tab of the county. That comes through Mr. Collin's office. I am not privy to any of that information.

Morgan:
So, that would not really be a factor in the equation. We've got that now and we will have it in the future. I would assume that we are going to have the building inspected so that we would know of any potential serious issues so we could properly take care of that in the future. Looking into something that we don't want to get into with a county owned building.

Summerford:
The county has been maintaining that property all along, both inside and outside for the most part. Of course, it is a brick building and not much maintenance has needed to be done through the years on the outside.

Morgan:
The last question – I do have a comment after that, but you had mentioned the fact that there was a gas station there before and I did read in your information here – just so that the public understands – you guys have received a final closure report stating that there are no environmental concerns, or are we still waiting for that?

Summerford:

I am going to defer to Mr. Gray. I believe they have.

Chip Gray:

We are still waiting for that from the State, but it has been applied for. The engineering firm said that everything looked good to them. It is just a matter of when we get it.

Morgan:

So, we would obviously have that in hand before we would proceed?

Summerford:

Correct.

Morgan:

Then, lastly, it makes sense. Somebody had mentioned it before - the public – now when they come down to building inspection department, they have to come here to a separate location and climb the stairs, manage through the maize looking for the right person. I think it would make a lot of sense to have that department, if space permits, down there where Clay is located. I think that would be good public service on our part.

Thank you.

Lamb:

Yeah, I think it is, as I said before, I think it is a good idea for us to do. It is something that should have been done years ago and the building could have been ours. For some reason, the commission did not see it that way. I personally feel like we should go forward on this and give them an opportunity to continue going forward in trying to make a deal and bring it back to us on this particular facility.

Croley:

Mr. Chairman. Now, of course, all we agreeing to and hearing this morning, is that you be allowed to explore and research and come back with your findings.

Summerford:

And have the appraisal done.

Croley:

Who will pay for that.

Summerford:

It is going to be the county's responsibility as far as I know. I don't think the county can purchase it anyway without doing an appraisal. So,

Williams:

That is correct.

Mr. Chairman, I think I should add that a while ago Mr. Croley asked for us to compile a list of our real estate holdings and they are considerable. Much more than I would have suspected. We can offset some surplus real estate with some property here that we need very much.

Lamb:
Right.

Croley:
Yes, and I appreciate you bringing that up. I did see the book and that is something that is on mind. I need to talk to the School Board representatives about this and the Superintendent of Schools. We need to get as much of this public property that is not being utilized for public purposes back on the tax rolls as soon as possible. I see our property appraiser nodding his head in agreement. But, that would help offset some of this property that you are talking about acquiring so that we can keep what we need or obtain what we need and get rid of our surplus because even if we don't much for it on the sale, it puts it back on the tax roll for the future. I think that is important.

Summerford:
That is correct.

Lamb:
I would like to entertain a motion giving permission for Dale to move forward on this.

Morgan:
So moved.

Croley:
Second.

Lamb:
It has been motioned and seconded that we give Dale and the administration the approval to go forward in this situation. You have heard the motion. We are ready for questions.

Ready to vote?

All in favor, let it be known by saying, "Aye."

All:
Aye.

Lamb:
They "Ayes" have it. Thank you, Dale and Clay.

UPON MOTION BY COMMISSIONER MORGAN AND SECOND BY COMMISSIONER CROLEY, THE BOARD VOTED 4 – 0, TO AUTHORIZE THE TAX COLLECTOR, PROPERTY APPRAISER, CLERK AND

COUNTY ADMINISTRATOR TO HAVE AN APPRAISAL MADE AND TO MOVE FORWARD WITH THE NEGOTIATIONS TO PURCHASE THE PROPERTY DESCRIBED ABOVE AND BRING BACK A PROPOSAL FOR THE BOARD’S CONSIDERATION.

3. Legislative Update

Chris Doolin, President of Doolin and Associates & Sarah M. Bleakley, Esq., Nabors, Giblin & Nickerson, P.A. addressed the board.

Doolin:

Thank you, Mr. Administrator and Mr. Chairman, members of the Commission. It is a pleasure to see you this morning. My name is Chris Doolin. I am here with my partner, Sarah Bleakley. We would have liked to have been here a little bit earlier, but schedules juggled and it just didn’t provide for that.

I want to say at the outset that we appreciate the support given to us and to this effort by the Commission. This is our fifth year and we appreciate the relationship. More importantly, it provides a very important focus and framework for your community issues. Each year, there has been more collaboration and communication that has developed among your cities and county priorities. It has been easier to manage for your legislative delegation. I would say that your legislative priorities for this year had an introductory statement. There is a report in the backup and you acknowledged the condition of the State very well. Limited revenue, potential stresses where the State was going to try to tighten its belt that could affect you and the importance of the state funding and the state programs to your county. A very high reliance on the many revenue sharing programs.

I would like to say that in the context of the session, there were several priorities that were in somewhat of a maintenance, but important role. The issue regarding the current hospital license – Sarah and our team stayed in very close contact with representatives of the hospital as you proceeded to reopen and to insure that there were no issues in play there, there were some conversations that might have needed our assistance, which they didn’t . We were pleased with that.

We were pleased with the Amendment One funding for the offset of fiscally constrained tax roll issues. There will be about and 8% increase in the amount that you receive. Last year, you received about \$1.1 million. There should be an increase there. We don’t know what that is going to be. The distribution is contingent upon tax rolls in other counties, so there will be a fluctuation, but I think you should see about \$90,000 increase in that area. I would not budget that until you figure out what is happening with the distribution, which should come clear in about November. So, in conversation with your budget staff and the Clerk, I think it is fair to say that there would be an increase there.

The conservation lands. I am not certain how you have administered the Amendment Four, but the conservation easement issue – this is the first year that the Legislature had the opportunity to fund that. There was \$2.7 million funded.

Other issues – the major issue that you were aware of and that you stepped forward to assist in protecting this community was the context of privatization and the impact of what privatization of a major employer would do in this community. A couple of things occurred. I am talking specifically about the Florida State Hospital. On the heels of a major effort to privatize the public hospital over in NE Florida, there were surveys, there were site visits and there were efforts to begin discussion to look at efficiencies at the hospital. A couple of things happened. One – it was very clear that this hospital is very well run and had accreditation and so the effort, and there were efforts at the hospital to run very efficiently. So, on the heels of a major fight regarding privatization in NE Florida and the quality of program and leadership at this particular institution, it just did not materialize.

However, privatization as it relates to the prison system emerged during the session. The need for a grass roots effort to protect the jobs in the neighboring institutions in the prison system – some leaders took a role in that and we worked on that. The issue regarding privatization is something that we need to keep our eye on because it would affect your community greatly. The leadership that is supportive of that is still there. It is not an issue that pops up with a lot of deliberative time to work for. It pops up generally and provides a language and it takes a pretty rapid response. So, that issue will be a recurring issue.

Infrastructure funds, as you well know, the State had a very tight budget. There were limited infrastructure funds for projects and parks, but the bottom line is that a lot of the key areas where you rely on funding were refunded. Recycling, where you receive about \$78,000 was reduced marginally. State Libraries was fully funded,, which was a major fight.

Other than that, a couple of issues. Road funding – those projects were funded. I think, by and large, with the revenue conditions, we think - the bottom line is that I am very pleased where we ended up.

There are some requirements that you would have been responsible for. The composting requirement – recycling continues to be voluntary. That would have been a costly scenario if that had changed and it was proposed to be changed. There were other significant issues that came up that would have cost you money that affected other counties of which you are well aware. Pre-trial release, sovereign immunity, retirement issues, truck hauling limits on state roads were increased so that it enables truckers to carry higher loads – that is something that was important to our rural area.

So, with that, I just want to say that this afternoon, they convene a special session to deal with a proposed constitutional amendment that should be pretty short. The economic issues relating to the oil spill – there will be a session in September. The Senate will have meetings for the next two days. They are not actually just going to go away.

As we look forward, general revenue for the first quarter of the year is up. They have not brought into the equation the effects of the oil spill, which will have an effect, but the estimators are not locking down on what that would be yet. It will have an impact.

The general revenue estimates are up over about \$100 million. That should help. They were looking at potential budget reductions and grant programs and other funded programs.

Next year is going to be a tough year. Stimulus money is gone. Federal money is out of the equation. The case load increases will be cause increases, so they are looking at about a \$3 - billion challenge to fill again. So, it will be tough. Over the next few months we will have a special session in September. In November, there will be an organizational session with the new leadership and the new legislature being elected. We will have a new governor, we will have new cabinet. We think that certainly your special project relationship, your communication with the state agencies is important to continue. We have had discussions with your legislative delegation and DOT. Secretary Kopelousas with DOT is planning on spending some time in Gadsden County in the next month or so. I talked with the administrator this morning and we need to talk to you about the use of her time to promote the key priorities that we want DOT to look at – whether it is bridges or the Crawfish Island or other priorities that we want to continue to keep on their radar. There will be sometime within the next month or so where she will be coming out and we need to have a good solid “Stop at this location” and maybe meet with the community at another. But, we need to use her time as best as possible.

That is pretty much what I want to say. I will respond to any questions at this time.

Croley:

Commissioner Taylor, do you have any questions for Mr. Doolin this evening?

Taylor:

Not really a question as much as it is a comment. I hear all the accolades that you are saying that has come forward. Do I understand that you and your staff are the primary source of these items coming toward this county? Or are we to look to our representatives as well as being instrumental in getting these things for us?

Doolin:

Absolutely, your representatives are clearly the front line of what happens on your behalf. We certainly are involved in the process in terms of communicating, but there is no question that it is a combination and collaboration.

Taylor:

I am going to hold my comments because we have gone through this year with various concerns about budgetary issues. Obviously, I did not support a lobbyist. I think that is something that the representatives that we voted for should do. I am still not sold on this. I appreciate the update and the information, but I tend to want to stand of the merits that the representatives were instrumental in getting these services over to us. That is all I am going to say at this time.

Thank you.

Croley:

Commissioner Morgan?

Morgan:

Thank you. Mr. Doolin, I appreciate your update. I am going to take a slightly different approach than what Commissioner Taylor has mentioned. I was directly involved in a couple issues that came up in the past session. I can tell you from being hands on, elbow deep in a couple of these issues that you brought much value to us. I, too, am very focused on what is important to invest in from a budgetary standpoint. When it comes to an issue that involves the largest employer in our county, or in this case, even two different areas in the county of the county that affects so many people in Gadsden and the neighboring counties. It is critical that we have somebody that knows what they are doing behind the scenes, has the relationship to discuss these issues with our leaders, they have access to our leaders that we don't have. If we are getting a good return on our investment, it is a very wise move to have that representation.

What I have found and discovered is that we have really good leadership, obviously, at the state level, but they are pulled in so many different directions. They have items thrown at them so quickly that they don't have an opportunity in many cases to become as familiar with the issues as they could. That can directly affect us and our citizens. I just think that it is very important that we keep our eye on the ball and understand how important it is in today's environment that we have some representation for the citizens, employees, employers of Gadsden County, whether it be state, private – either way.

A couple of things I wanted to mention as well. My take on this last legislative session is that there was some low hanging fruit out there and there were some pretty good cuts that were made, but there were things that, quite honestly, I think needed to be made anyway. It helps us to work a little smarter and more efficiently. I think what we are going to see as this session progresses is that there are going to be some really tough, tough decisions being made. When you talk about \$3 – 6 billion again following how many billions of dollars did we had to cut due to a shortfall last year. Now is when it is really going to get down to the serious issues. We kick around the privatization issues. What we obviously don't want to have happen is privatization of our major employers as a whole. There are some areas that we have done a very good job at with our major employers in our county. Privatizing certain services that make us more efficient. What that does is that keeps these private companies at bay because we don't have , as I mentioned earlier, low hanging fruit and ways to say, "Hey, they are wasting money right and left over here. We can do this for you much more efficiently. And, by the way, we are going to shut down these facilities and build a centralized facility in another part of the state." Well, that is when it really gets ugly. I can't emphasize enough, in my opinion, as I represent District 3 and all of the state workers in Gadsden County and the neighboring counties, we need representation in the short term here. I think it is very important for us to keep that in mind.

Lamb:

Do you have anything to ask him?

Croley:

Yes. I wanted to ask a question. Mr. Doolin, Ms. Bleakley, thank you for your report.

The question I had is what impact on Gadsden County – (especially on the road programs, the SCRAP, the SCOP. That is the Small County Road Assistance Program and the Small County Outreach Program) any increase in population might have. If we go over 50,000, does that impact us in any way in those programs?

Doolin:
Not yet.

Croley:
What is the threshold?

Doolin:
75,000 and 150,000.

Croley:
Well, we are a good ways from that.

Doolin:
Yeah, you are fine.

Croley:
Also, I appreciate your work as Commissioner Morgan has pointed out in helping, shall we say, to make certain that there is an objective review of the Florida State Hospital and the public prison systems here in Gadsden County. Obviously, those resources mean a lot to the citizens in this county in terms of employment and as a career base for so many of them. I appreciate the point that you made, Commissioner Morgan, about the need to look out for that. Although, at the same time, I also recognize that our legislative delegation, as you emphasized and Commissioner Taylor referenced, being a very key force in looking after Gadsden County. I certainly appreciate them.

Final point. One of the things that we are hearing about and this affects us from privatization. I know that our work crews that were available to get from the Liberty County Correctional System and the Quincy facility have been reduced in order to transfer, as I understand it, resources to the Black Water Facility, which is now the privatized system. As an alternative, they are offering us a contract for services with the prison system. I believe that they have presented our administrator a contract for those services. I would ask that, and I don't know when your contract ends, but I would appreciate, Mr. Administrator, that we make Mr. Doolin's office aware of how that program works and what, if any, impact that may have or opportunities it may present.

Williams:
The contract is \$57,000 for 10 volunteers. The catch here is that we used to get this for free. Now, they are asking us to, in effect, pay for the correctional officer.

Doolin:

Part of the Black Water out of Santa Rosa discussion that emerged was the closure of beds and the closing down of work camps. That, in a negotiated compromise, was pulled off the table with a direction to the agency to manage opening that and minimize impacts on others. Well, what we are seeing is the management side of that issue. Administratively, they moving to close some of these work camps down. Columbia County, I received some correspondence from Columbia. I would like to look at this. We probably need to sit down and talk to leadership of DOC and see if there is something that we can work there and work on. That is certainly a major issue.

I do want to say that particular issue of privatization – you are correct. They have privatized some elements, but I want to underscore the importance of having a county commission and municipal leadership involved in an issue like that. Those kinds of issues are usually labor versus the State PBA, AFSME, and that kind of labor straight on jobs advocate. But when you have a community to come forward through its elected officials it is very important and critical to the overall equation. That happens. Legislators are pulled in a lot of directions. Our capacity is not just at a podium above the radar kind of thing. Ours is timing, it's knowledge, it's finding out about things and getting them to the right people so they can run the play they need to run. But for us in some instances, they would not have known that someone else was doing things. So, that is a historical perspective on the relationships.

We know budgets are tight. That is why we came forward a year ago and offered to reduce our fees in half. We are pleased that the community had a set of communication and expertise that had developed over the years. The relationship between your county administrator and the municipal managers working together to identify priorities, the capacity of your staff to develop a legislative program, which in the past we were heavily involved in. So, there was a sustainability developed over the years, but you are right, Commissioner. It is going to be tough next year. These issues are going to be around and we appreciate what you have said and want to just answer any more questions.

Croley:

One final thing. Put on your list for the Secretary of Transportation to see is the need for the Quincy by-pass. We have the right-of-way secured and the design. It is shovel ready. That is a state project. It is a public safety issue for here in downtown Quincy. If affects the entire community here. We need that by-pass to be completed. Any assistance you can provide in communicating that fact to her would be most appreciated.

Thank you, Mr. Chair.

Lamb:

O.K. Let me go ahead and finalize this.

Taylor:

Mr. Chair, before your finalization, just one final comment. I think they are taking that by-pass again off the agenda for funding. I think I received correspondence to say that it is going to be delayed just one more year. Put back, I mean, it is going to be funded, but it won't be funded when they agreed to be funded on previously. This is something they have been doing because I

served on that same board. As they come close to making it a reality, they take it and put it back. But here is my point. Let me go back just one-half click here.

We have to be smart now. We have to be very smart in moving forward. With the closing of River Chase, the facility, some months back, it took strong legislative dealing between our representative to stop that. That is what it took. I learned about the closing from someone in the supermarket, not from the county administrator and not from you. I called and talked to Arthur Lawson and he found out more because he didn't know anything about it himself. I want us to be smart going forward. If we are going to spend this money to continue these services, let's just do it because it feels good to do it or that we are actually getting the services that we are paying for. If they decide to privatize that hospital, which I hope never happens, I think it is going to take more than lobbying to stop it. Obviously, we need to know. The representative that we vote and put up there every year will let us know. We need to (when I say "we," I am talking about this administrative staff) needs to be more in tune to what is going on in that Legislature every year. We need to be more in tune. We are talking about downsizing our budget and looking at areas that we can cut and we can have some money from this staff. We are doing it almost everywhere else where people are multitasking. The county administrator and I were talking about it just the other day. Staff are multi-tasking because we cannot afford to pay expenditures going forward. We have to have someone over there and I agree that we need to have someone on the floor of those sessions. We do. We do need strong representation over there. But, can we not use staff? Can we not use other bodies that doesn't cost us a cost? We just heard about a \$57,000 cost to use inmates, which was once free to us. So, we can argue this back and forth and I don't want to. I just want to make sure that we are smart and that we capitalize off our dollars. You take away television, but you want a company to go over and continue to draw down dollars that I don't think needs to be drawn down.

Now, we are not isolated with this company. They have other companies that they are representing as well. Supposed to be representative of the State of Florida. So, we are not the only ones they are looking after. So that was not altogether true there.

I am not arguing that there is a need for us to keep our thumb on the post of what is going on over in Tallahassee. I am not arguing that at all. I just don't think that this is the right avenue to continue to spend money like this when we won't keep our citizens in tune with what is going on in our sessions or taking out the television.

I heard your comment earlier, Commissioner Morgan. I am not arguing you or disagreeing with you. I am having an opinion just like you are having an opinion. I think we need to capitalize off our dollars a little bit stronger than what we are doing. Here is an area that we can look at seriously. That is just my opinion.

Morgan:
Mr. Chair.

You are right. Everybody has an opinion and I certainly respect yours from that standpoint. I am just looking at it from needs versus want prioritizing type of issue. You had mentioned that you had heard about the closing of the prisons at a local grocery store. I would contend that the

reason you did is because the community pulled together and got very involved on that issue. The reason they did that is because that issue was quickly and efficiently brought to light within several different areas of the community because of an organized effort. But, in this case, Mr. Doolin and Ms. Bleakley were very involved in and I was very appreciative of that. I was also involved in it as were other local leaders and our representatives, our legislative delegates. I am suggesting that all of these pieces of the pie are critical when you are looking at representing us in a manner that is productive and we maximize a return on our investment. I would also mention that while we do need to, from a staff standpoint, a county administrative standpoint, we do need to become even more involved in these issues. But, the fact is that we don't have staff or the people in the administration that can do these folks do because we don't have the relationships and we are not skilled at that. So, I am just saying, and again, I do appreciate your opinion and this is just mine. This is certainly something that plays into our five goals that we mentioned are very important to us. It addresses each and every one of those. I think we should realize that this is not a nicety, this is an absolute necessity.

Croley:

Mr. Chair, point of order. You know, we are not here this morning to make a decision about whether or not lobbying services will return or not. We should just be accepting this report.

Lamb:

Let me go ahead and close this out and I want to comment on something here.

First, let me say thank you to Mr. Doolin and your associate for your patience that you had for the last two months because you were supposed to come two months ago and we put you off because of other things. I want to thank you for your patience and thank you for your report here this morning also.

Let me go back a little. I really appreciate what Commissioner Taylor has stated because that is the same way I was thinking four or five years ago. Commissioner Taylor, I was thinking the same way. But, you know what I did? I did something – something came into my mind and said, "Why don't you do a little homework?" So, what I did was that I went over to the Capital and I talked to our representatives about this situation. I asked them and I knew them very well, I asked them to be up front with me. I said, "Now, do we need help over here for our county besides you guys?" All of them told me, "Yes." I asked, "Why?" And they replied, "Because we are busy. We sometimes don't even see other legislators in order to try and get something across for Gadsden County. Our vote is toward Gadsden County, but we just don't have the time. If you would have if a person who is here every day, knows all the legislators, who knows how to communicate with them, who has communicated with them and has a good relationship with those people. " I was serious when I was talking to them because I wanted to know how we were going to spend our county's money. I was concerned just like you are. That is why I appreciate the question that you are asking. It is a good question. But, they sold me on it. They sold me on it. From that day up until now, I have been very satisfied with what they have been doing because I have been going over there. When I go over, I can't see my representative every time I go over, but I can see them. They can bring me up to date on whatever I need. They can answer my questions and they can introduce me to certain legislators. Because my legislator might be busy doing something else and I can't see them when I want to see them.

But, Mr. Doolin and his associate, they have been doing a good job for us over there at the Capital. Like I said before, I want you to know that I really appreciate the way you are thinking because I was thinking the same way until I did my homework. I agree with my legislators that we need somebody in place over there who knows the halls and know where they go and who to go to.

Then I appreciate what Mr. Morgan is saying. It sounds like Gene Morgan has done the same thing that I did in talking to somebody. We do need someone to speak up for us over there in the Legislature, but at a minimum cost.

I appreciate what Mr. Doolin did a year ago. He cut it in half to accommodate us and to help us out here at the county. I have been pleased with what he has been doing and I think they have done a good job. I just want to make sure that I compliment both of my commissioners here because you both had good points.

If there is nothing else, I want to thank you, Mr. Doolin for giving us your report. It was a good report.

Doolin:

Thank you Commissioner. So, we will work with the administrator on the DOT issue. I think we need to make sure that we know exactly who and what we are going to present in what venue to use that time properly. Not necessarily us, there are people over here that know transportation a lot better than we do in this community.

Lamb:

If there is anything that comes up that we don't know about, please don't hesitate to inform us that this is taking place.

Doolin:

We, traditionally, work directly with you or the administrator as the timing and needs provide. If any of you would like to call us at anytime, feel free.

Lamb:

Thank you.

Next item, Mr. Administrator. Item Number 4, I believe.

4. Home for American Legion Post 84, Auxiliary Unit 84 and Legion Riders Chapter 84 - Use During Natural Disasters as a Shelter J

James Brennan, Commander was not present.

CONSENT AGENDA

UPON MOTION BY COMMISSIONER TAYLOR AND SECOND BY COMMISSIONER CROLEY THE BOARD VOTED 4 – 0, BY VOICE VOTE, TO APPROVE THE CONSENT AGENDA.

5. Approval of Minutes – May 18, 2010 – Regular Meeting
6. Ratification of Approval to Pay County Bills
7. List of Errors, Insolvencies and Discounts Report – 2009 Tax Roll
(Dale Summerford, Tax Collector)
8. Approval of Resolution Number 2010-036 Designating and Recognizing the Parole, Probation, and Community Supervision Week
(Johnny Williams, County Administrator)
9. Approval of Signatures for Special Assessment Lien and Rehabilitation Contract-Emergency Repairs for Lucretia Dixon (Clyde Collins, Building Official)
10. Approval of Signatures for Special Assessment Lien for Carla Dudley; Mauricio & Sonya Solis; Treva Peacock; Carla Adams
(Clyde Collins, Building Official)
- 10a. Approval to Award Resurfacing Bid for River Road and Ochlockonee River Road to Peavy & Son Construction Company for \$102,107.60

Commissioner Taylor stated, “The county administrator had mentioned that the pavement that we have included, and I do remember it, I think at our last budget workshop, we had given both the chairman and the vice-chair \$100,000 each out of that fund and we did decide to put the rest back into some kind of reserve. I think there was \$500,000 total, with \$100,000 that would be give to each commissioner to do paving. But, it was motioned and seconded to do just two and put the rest back. Here again, I am on this budget thing because this thing is coming up Thursday. I do know that the staff is working and doing inserts as we speak on the budget. So, I am looking to use my \$100,000 this year if at all possible. So, that is where I am going. Mr. Administrator, where that fund came from, I am hoping that those dollars will be another insert for this year. I don’t know if Commissioner Morgan is interested, but we did hold off and allow the two to go forward last year. “

Lamb: We will definitely be looking at that budget on your behalf. Whatever dollars we have. There are some things in your district that needs to be done and in Commissioner Morgan’s.

CONSENT ITEMS PULLED FOR DISCUSSION

There were no items pulled for discussion.

CITIZENS REQUESTING TO BE HEARD ON NON-AGENDA ITEMS (3 MINUTE LIMIT)

There was no request to speak filed with the Clerk.

GENERAL BUSINESS

11. Approval of Bid Award for Professional Construction Engineering Inspection Services to Greenhorn and Omara, Inc for Hardaway Road

This agenda item seeks Board approval to award bid number 10-18 for construction, engineering and inspection services for the County Road 268 – Hardaway Highway Project to Greenhorn & Omara, Inc. Funding requires separate engineering for inspection and reports.

COMMISSIONER TAYLOR MADE A MOTION TO APPROVE THE BID AWARD TO GREENHORN AND OMARA. COMMISSIONER CROLEY SECONDED THE MOTION.

Commissioner Morgan asked. “Robert, I see in here that we had contacted the FL DOT to make sure we didn’t have any type of conflict going on since they may potentially subcontract this out. It says here that we have received approval from them, but I don’t see that anywhere in this agenda item. Did we get that in writing from them?”

Mr. Robert Presnell answered, “In an email form from the administrator over to Chipley. The reasons for that is because our engineering firm, Preble Rish, is listed as a subcontractor with them as everyone who submitted rfps has a number of firms who serve as subcontractors. But, due to the fact that we have a relationship with Preble Rish, we wanted to get clarification.”

Commissioner Morgan responded, “As long as we’ve got it in writing from them that it is not a conflict. O.K. Thank you.

Lamb:
Any other questions?

Croley:
Mr. Presnell, will you make sure that the email is filed with Clerk Thomas’s office and that it becomes a part of this item please to document that approval.

THE BOARD VOTED 4 – 0, IN FAVOR OF THE MOTION TO AWARD THE BID TO GREENHORN AND OMARA.

COUNTY ADMINISTRATOR

12. Update on Board Requests

Mr. Williams had nothing to report.

COUNTY ATTORNEY

13. Update on Various Legal Issues

Deborah Minnis, County Attorney reported that she had prepared amendments for the Drug Abatement Ordinance and will bring back with updated version at public hearing that will amend it with the authority to match what the state now allows.

14. DISCUSSION ITEMS BY COMMISSIONERS

Commissioner Morgan, District 3 – No Items

Commissioner Morgan read into the record the five goals that Commission unanimously approved at the retreat in May.

1. To develop and maintain sound financial policies that requires specific goals and objectives in the county’s annual operating budget with emphasis on building partnerships, public and private, to enhance and build reserves.
2. To enhance the county’s appearance through beautification and maintenance of roadways, rights-of-way, county parks, consistent code enforcement and education efforts.
3. To collaborate with businesses and all other stake holders to implement an economic development plan that supports existing businesses in Enterprise Zones. Encourages new businesses through infrastructure improvements especially within urban service boundaries, arterial roadways and interstate interchanges, and supports education and healthcare opportunities.
4. To provide proficient public safety services.
5. To develop and promote a quality of life branding that focuses on the county’s rural assets and proximity to metropolitan areas.

He went on to say, “Since we did invest tax payer’s money on this retreat, I would like to see us focus on what we all found to be important and actually implement those if the board would agree to do that. “

Lamb:

Do we need a motion on that to put these in every agenda and especially in our budget packet?

Morgan:

Just as a reference.

Lamb:

That is just a request that you put it in our agenda packets.

Williams:

I will be glad to.

Morgan:

I appreciate that. Then secondly, I just wanted to mention that we kicked around the topic a little more than we should have as Commissioner Croley pointed out regarding representation

by lobbying services. The prior commission actually spent \$150,000 on two different firms for representation. I was very vocal in the fact that it was way too much money that should have been invested. We have now reduced that down presently to \$25,000. As you have mentioned, Mr. Chair, in my opinion, we have certainly gotten a return on that investment and it seems like a reasonable expense.

Thank you.

Commissioner Taylor, District 5

Taylor:
Thank you.

I am glad to see that Robert is still here. Mr. Administrator, on Joe Adams Road. I wanted to bring this to your attention during this particular setting because I wanted to make sure that we did something. Joe Adams Road where that new paving that was done down there the pretty lights and the new road that was done back in 2008, 2007. Where the pretty lights and the new roads stop, there is about a half mile gap between there and where that road intersects at Pat Thomas. There are no markings on those streets at all. No striping.

Presnell:
That is the city.

Williams:
It enters into the city of Quincy at that point.

Taylor:
I know that. I am fully aware of that. But, from my venue, I can't go and tell the city what to do. So, I can ask through my Administrator that we do have an interlocal agreement with the City that we can at least speak with them and let them know about the striping on those roads. There is absolutely none that is there. So, I am asking that you guys, however you do it, that we follow up and see if that can be done a little bit better because there is nothing. There is nothing there.

I was going to ask about the \$100,000, but that was one of my little bullets, but now that I have already talked to you about that – potentially having those dollars looked at for road paving in the two districts that were not considered in our previous fiscal year.

I wanted to recognize Commissioner Jackson and the other newly elected Commissioner Nealy from Gretna. I saw that they were sitting out in the audience. I wanted to recognize you and thank you all for attending the meeting. Newly elected. Good luck. Sometimes folk say that it is when you get it is when the trouble really begins, not trying to get it.

There was a report or investigation into EMS that I have not heard. I do want to get a status on that. You can either call me or let me know where we are on that. It is nothing that needs to go into a report. Just for my purposes only.

That is it.
Thank you.

Commissioner Croley, Vice Chairman, District 2 –

Croley:

I have no real items right now pertaining to my district. But at the last meeting I missed recognizing you for your Advanced Certified County Commissioner Certification efforts. I add my congratulations to you for that.

I also want to recognize you for your selection as the chairman of the Tallahassee Community College Board. That is quite an accomplishment and I know that all the citizens in the county are proud of you for that and the impact that TCC has on the county and the local area. We appreciate your leadership there. So, congratulations and recognition for that.

Commissioner Lamb, Chairman, District 1

Lamb:

I wanted to mention just one or two things that I think Commission Taylor kind of hit on it. It dealt with the budget. I think we will really put some attention on the budget next week and this week – on the budget to come. On the video of the meetings – that is something that we need to see if we can get that back in the budget and if we can afford it. That is why we made a decision to pull it out – because of the budget. But, I will agree with Commissioner Taylor. I have gotten some comments on that and they agree with me when I told them that we were concerned about our budget and that is why we pulled it. But, we will definitely will consider putting it back into the budget again if we can once we start going through our budget process.

I didn't know that the housing situation in the State of Florida was as bad as it is until we had a representative from the National Association of Counties explain that to us the other day when I was at the conference. There are still over 2 million in the United States, there are over 2 million homes going into foreclosure. That is one of the biggest things that the National Association is working on as well as our State Association. They are trying to see what we can do to help these people in Florida with foreclosures. Florida, right now, is leading state in foreclosure. There are about 4 – 5 states in the United States that have really taken a beating on that and Florida and California are two of the leading states that are really taking a beating on it. That was the biggest topic that we talked about at the conference – finding some way to help to get Washington to understand that they need to really look at the foreclosure of homes within the United States.

The other things that we talked about, and I have some information for Clyde to look into because Home Depot has a program now to help small counties, and any counties in situations where there are homes that needs to be built, they have a program now where they want to

partner with counties. They gave a presentation at the National Conference and I want to make sure that you get this information so you can get in contact with them.

That is the end of my report. If there is nothing else to come before the board, we stand adjourned.

RECEIPT AND FILE

- 15a. For the Record: GAG Program Grant Adjustment Notice – Drug Taskforce
- 15b. For the Record: GAG Program Grant Adjustment Notice – Greensboro Police
- 15c. For the Record: GAG Program Grant Adjustment Notice – Gretna Police
- 15d. For the Record: GAG Program Grant Adjustment Notice – Quincy Police
- 15e. For the Record: GAG Program Grant Adjustment Notice – Havana Police
- 15f. For the Record: Letter from Florida Department of Transportation Regarding Speed Limit Improvement – S.R. 267

August Meeting(s)

August 3, 2010 – Regular Meeting, 6:00 p.m.

August 17, 2010 – Regular Meeting, 9:00 a.m.

**THERE BEING NO OTHER BUSINESS BEFORE THE BOARD THE CHAIRMAN DECLARED THE MEETING
ADJOURNED AT 10:30 A.M.**

Eugene Lamb, Chairman

ATTEST:

Muriel Straughn, Deputy Clerk